

PROPERTY DESCRIPTION
LOT 8, OLDHAM VILLAGE.

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

GENERAL NOTES:

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

UTILITY COMPANIES:

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

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

OIL - GAS WELLS

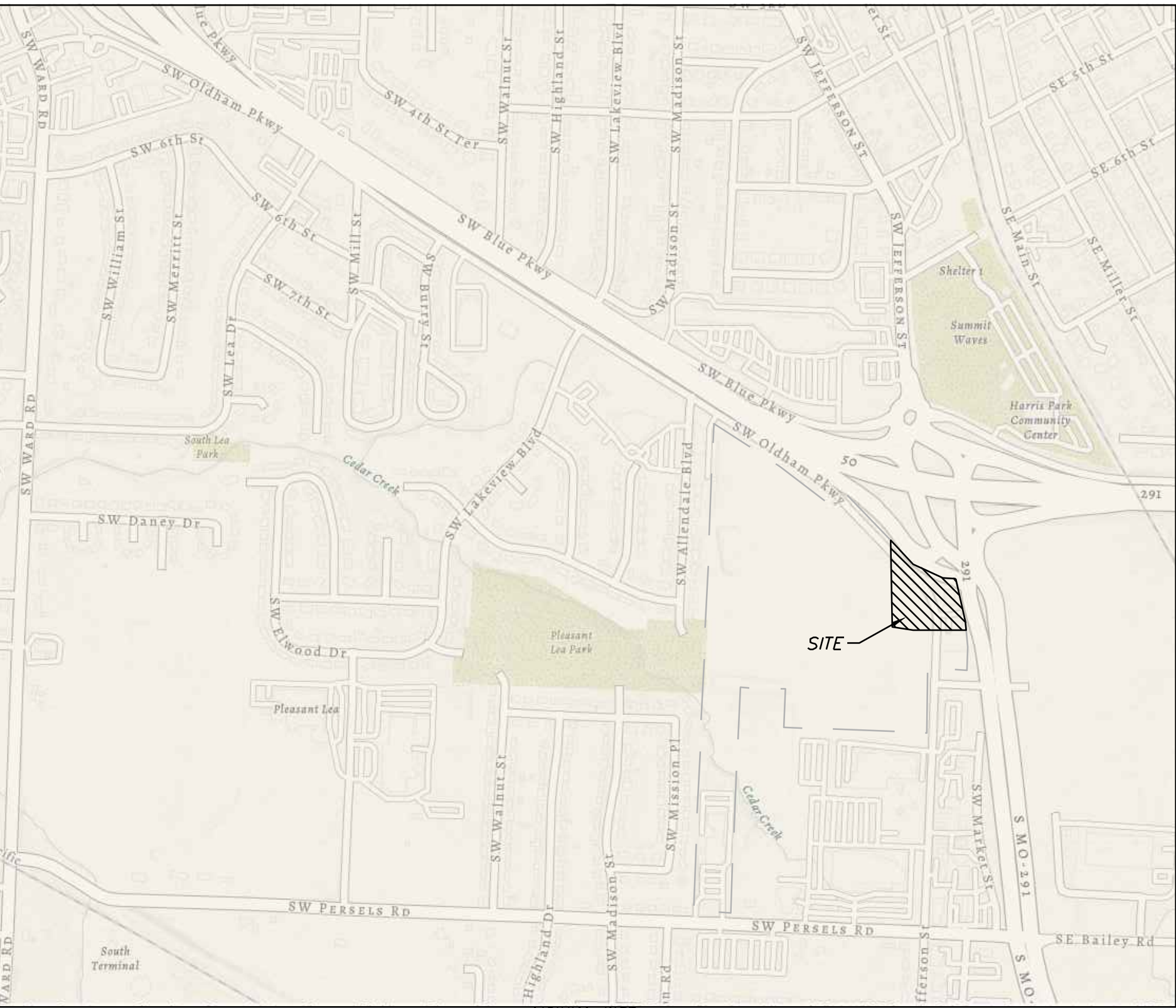
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

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

NOTE :

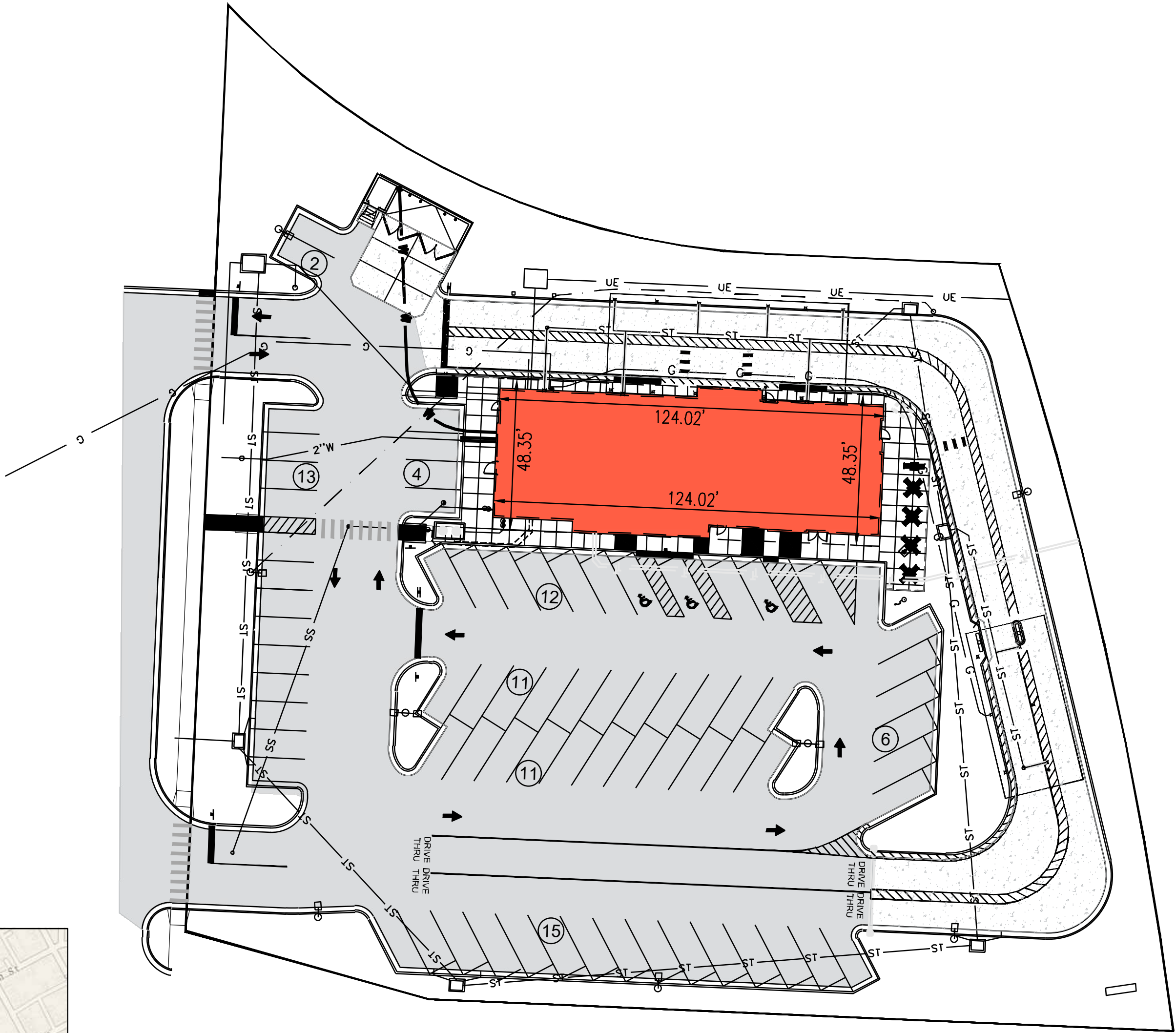
ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



CHICK-FIL-A FINAL DEVELOPMENT PLAN

1001 JEFFERSON CROSSING
LOT 8, OLDHAM VILLAGE

Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

SCALE: 1"=30'

PROJECT BENCHMARK:

SE CORNER OF BASE OF MODOT CONTROLLER
ELEVATION: 1044.39
N 995868.92
E 2823766.94

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	3,735.00
SIDEWALK	S.F.	3,593.00
GEOGRID	S.Y.	4,551.00
MoDOT Type 5 Base	S.Y.	4,551.00
CURBING	FT	2,138.00
ADA SIDEWALK RAMP	UNIT	4
SANITARY 6" PVC SDR 26 Service Line	FT	80.00
TRACER WIRE AND EQUIPMENT	FT	80.00
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	2,175.00
INLET PROTECTION	UNIT	6.00
SEEDING / MULCHING/ FERTILIZING	AC	1.68
CONST. ENTRANCE	UNIT	1
STORM		
15" HDPE	FT	428.14
5' x 4' STORM CURB INLET	EA	4.00
10" HDPE (Roof Drain)	LN FT	300.00
2" Type K Soft Copper Water Service Line	FT	90.00
WATER METER	UNIT	1
6" C900 PVC CLASS 200	FT	162.00
BACKFLOW VAULT	UNIT	1
6" GATE VALVE/ VALVE BOX & COVER	UNIT	1

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

DEVELOPER:
CHICK-FIL-A, INC.
JUSTIN LURK
5200 BUFFINGTON ROAD, ATLANTA, GA
30349
(573) 268-0957

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
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C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
C.053 ~ ESC - STANDARD DETAILS
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.200 ~ GRADING PLAN
C.201 ~ SPOT ELEVATIONS
C.202 ~ SPOT ELEVATIONS
C.203 ~ SPOT ELEVATIONS
C.204 ~ INTERSECTION & ADA PLANS
C.300 ~ UTILITY PLAN
C.301 ~ STORM SEWER PLAN AND PROFILE
C.302 ~ IRRIGATION PLAN
C.303 ~ ROOF DRAIN PLAN
C.600 ~ STANDARD DETAILS
C.601 ~ STANDARD DETAILS
C.602 ~ STANDARD DETAILS
C.603 ~ STANDARD DETAILS
C.604 ~ STANDARD DETAILS
C.700 ~ SECONDARY UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
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Site Impervious Area

Total Area	1.68 acres (73,122.83 sq. ft.)
Commercial Office Site	
Site Area	1.67 Acres
Building	5,361 sq. ft.
Parking	3,965 sq. ft.
Sidewalk	2,640 sq. ft.
Impervious Area	47,666 sq. ft. (65.19% of Site)
Floor-Area-Ratio	7.33%

Parking:	Provided
	71 Standard (3 ADA Accessible)
Parking:	Required
	71 Standard (3 ADA Accessible)

Site Improvement Notes

- Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the west side of property.
- Water Main Improvements
-The site will utilize the existing water on the west side of property.
- 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
-N/A
- Current Zoning: PMIX

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

ENGINEER'S CERTIFICATION:

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

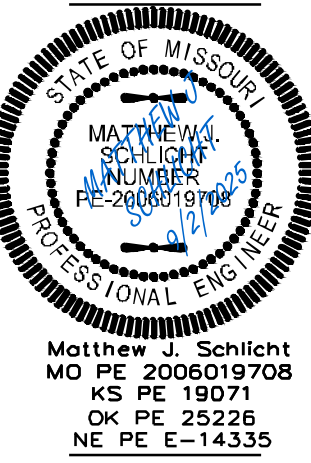


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

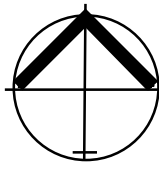
Project:
FDP, Lot 8
Issue Date:
December 2, 2024

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

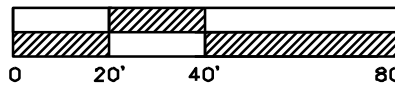


REVISIONS
REV. 6/2/2025
REV. 6/23/2025
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Chick-Fil-A Comments
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North

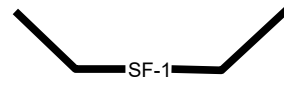


0 20' 40' 80'

PRE-CLEARING PLAN

SCALE: 1" = 40'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1 —

PHASE 2 SILT FENCE — SF-2 — SF-2 —

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



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

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

Project: FDP, Lot 8
Issue Date: December 2, 2024

Pre-Clearing Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



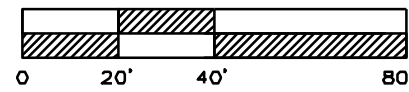
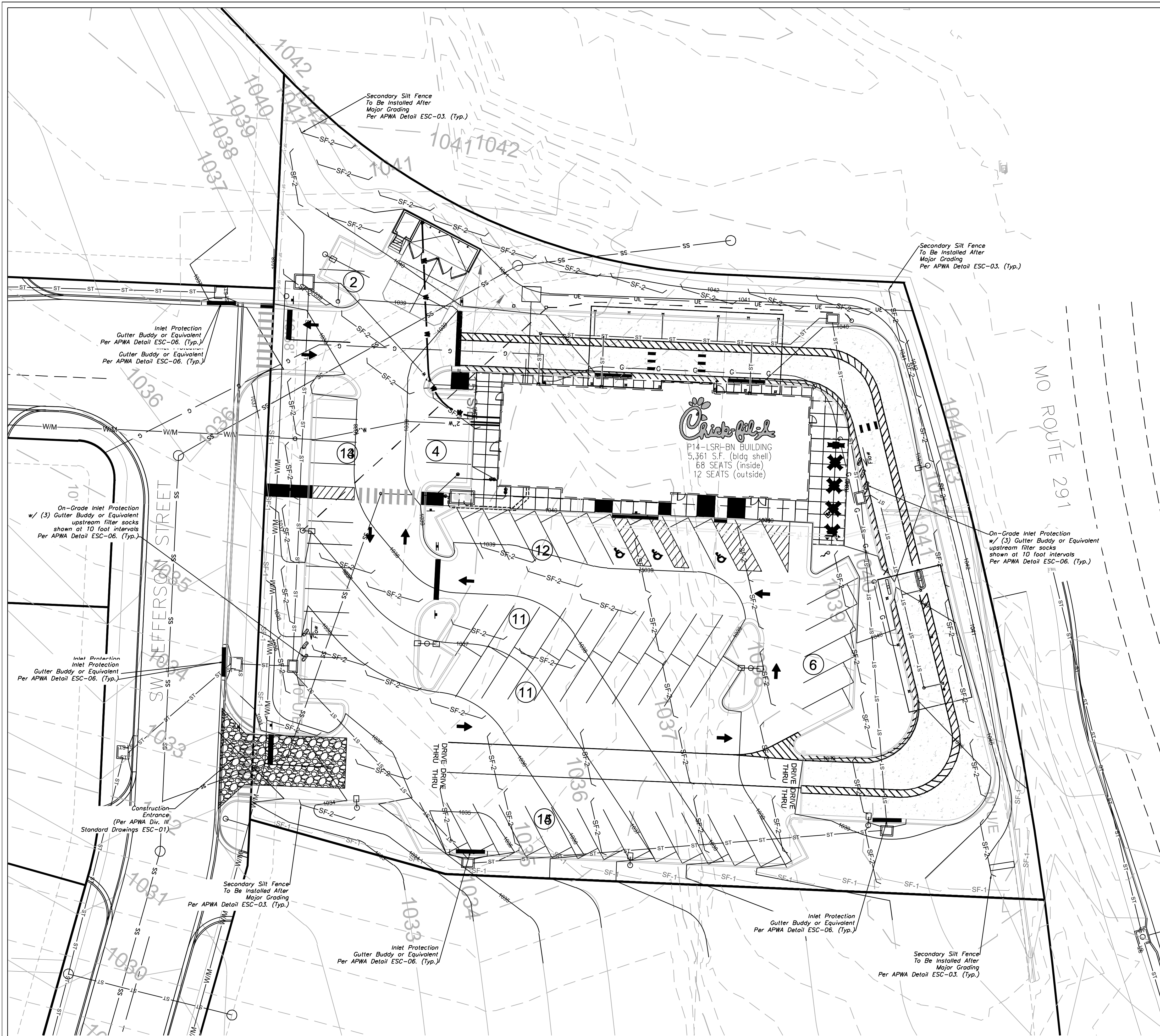
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REVISIONS

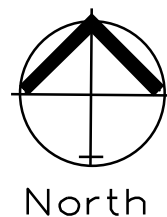
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△	REV. 9/2/2025

Chick-FB-A Comments
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C.050



SCALE: 1" = 40'



NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES. WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.

STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.

TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDED SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL RESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

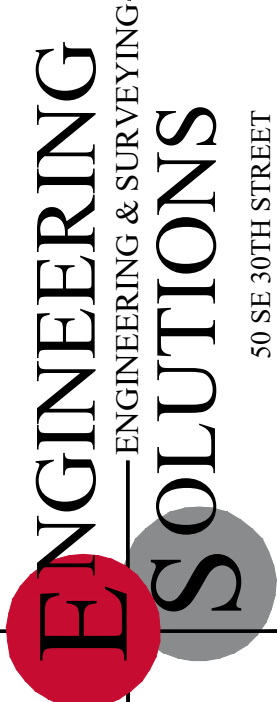
SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE ——— SF-1 ——— SF-1

PHASE 2 SILT FENCE ——— SF-2 ——— SF-2

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

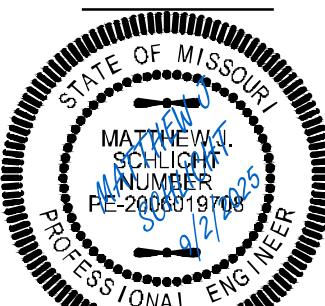


Professional Registration
Missouri
Engineering 200502186-D
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Kansas
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Oklahoma
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Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Inactive Area Stabilization Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

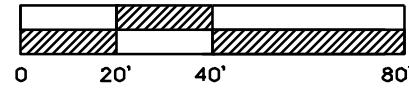
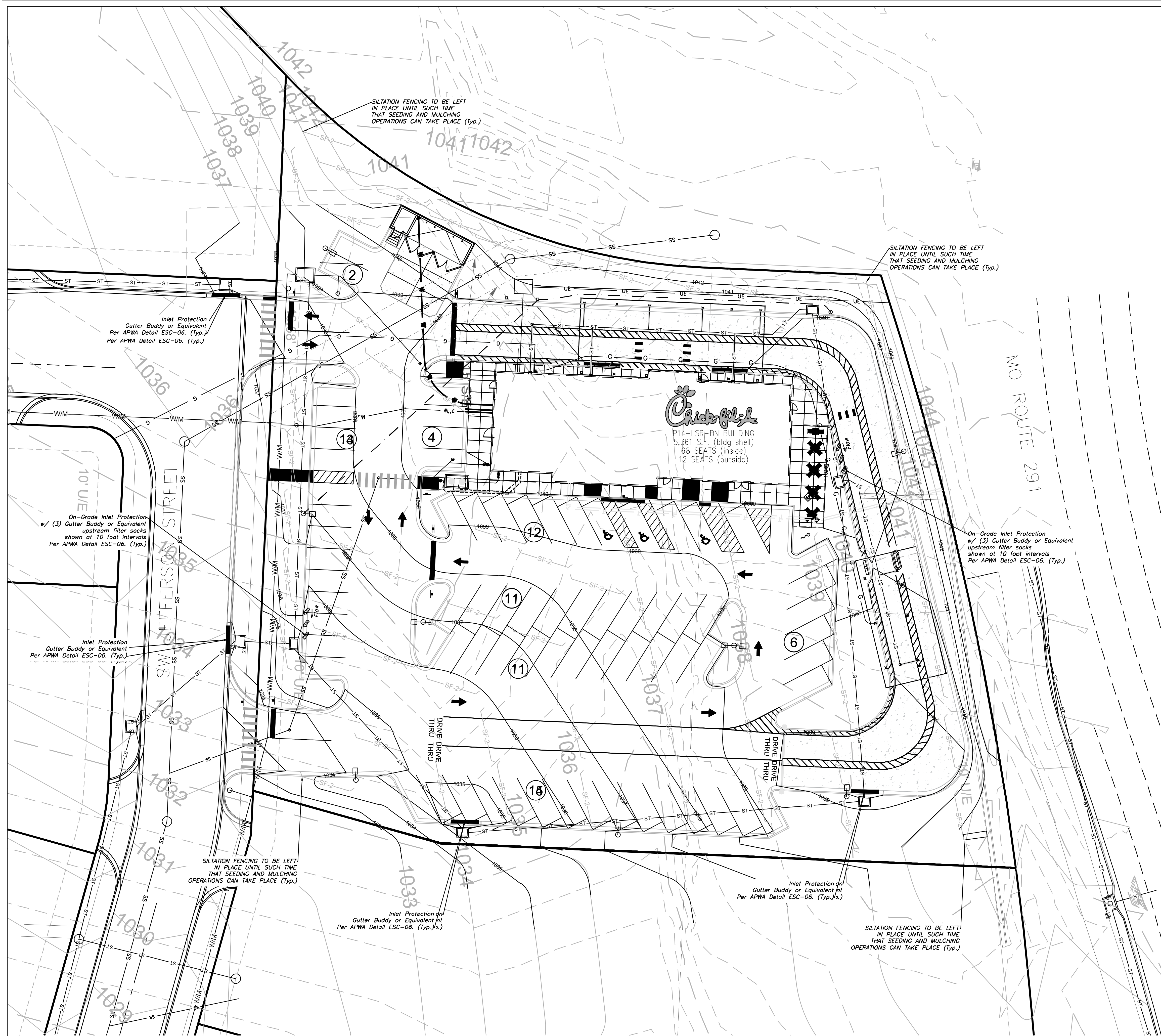


Matthew J. Schlicht
MO PE 200619708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

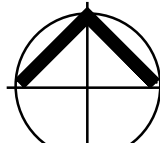
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- REV. 7/7/2025
- REV. 8/5/2025
- REV. 9/2/2025

Check-FB-A Comments
Check-FB-A Comments



FINAL RESTORATION PLAN

SCALE: 1" = 40'



North

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

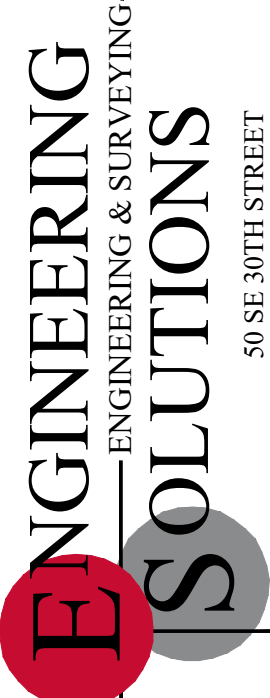
Seed and Fertilizer Rate:
Mix I - Rye Grass / Blue Grass 100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass 195 lbs. per Acre
Lime 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

8 inches minimum of topsoil shall be provided for final restoration of disturbed areas throughout the project area.



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

Lot 8, Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
FDP, Lot 8
Issue Date:
December 2, 2024

Final Restoration Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



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

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SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW (C-600)
- 1B PAINTED HANDICAP PARKING SYMBOL (C-600)
- 2A DRIVE-THRU GRAPHICS (C-600)
- 2B STOP BAR GRAPHIC (C-600)
- 3 CROSSWALK MARKINGS (C-600)
- 4 MULTI-LANE DIRECTIONAL GRAPHICS (C-600)
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE (C-600)
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP (C-600)
- 7 BOLLARD MOUNTED SIGN (C-600)
- 8 CURB RAMP w/ SHORT FLARED SIDES (CRASSED AREAS) (C-600)
- 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (C-600)
- 10 RETURNED CURB HANDICAP RAMP (C-600)
- 11 SIDEWALK ACCESSIBLE RAMP (C-600)
- 12 DETECTABLE WARNING DEVICE (C-600)
- 13 TYPICAL ADA RAMP & HANDRAIL (C-600)
- 14 CONCRETE SIDEWALK (C-600)
- 15 CONCRETE SIDEWALK w/ CURB & GUTTER (C-600)
- 16 ENTRY DOOR FROST SLAB DETAIL (C-600)
- 17 CONCRETE BOLLARD (C-600)
- 18 CONCRETE CURB & GUTTER (C-600)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR (C-600)
- 20 TYPICAL HMA PAVEMENT SECTION (RE: DETAIL ON C.101)
- 21 BUTT JOINT (C-600)
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE (RE: DETAIL ON C.101)
- 23 CONCRETE APRON AT TRASH ENCLOSURE (RE: DETAIL ON C.101)
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (C-600)
- 25 CONCRETE PAVEMENT SECTIONS (C-600)
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (C-600)
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONTRACTION JOINT (C-600)
- 28 CONTRACTION JOINT (C-600)
- 29 KEYED CONSTRUCTION JOINT (C-600)
- 30 LONGITUDINAL BUTT JOINT (C-600)
- 31 EXPANSION JOINT (C-600)
- 32 DRIVE-THRU PLAN - FLUSH WITH FFE (C-600)
- 33 DRIVE-THRU ISOMETRIC (C-600)
- 34 DRIVE-THRU ORDER POINT ISLAND (C-600)
- 35 MENU BOARD LOOP DETECTION SYSTEM (C-600)
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-600)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (C-600)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (C-600)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING) (C-600)
- 40 THICKENED PAVEMENT @ STRUCTURES (C-600)
- 41 STORM STRUCTURE WEEP HOLE DETAILS (C-600)
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 44 GREASE TRAP
- 45 PROP. PAD MOUNTED TRANSFORMER
- 46 BIKE RACK
- 47 LANDSCAPED AREA
- 48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 49 CONCRETE PAD FOR OPTIONAL CASH STATION
- 50 FREE-STANDING ORDER POINT CANOPY
- 51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

SITE DATA:

- TAX KEY #:
- ZONING: PMIX (PLANNED MIXED USE DISTRICT)
- PARCEL SIZE: 73,122± SQ. FT. (1.68 ACRES)

BUILDING DATA:

- BUILDING FLOOR AREA: 5,361± SQ. FT.
- TOTAL NUMBER OF SEATS = 80
- INDOOR SEATS = 68
- OUTDOOR SEATS = 12

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 71
- NUMBER OF ADA SPACES: 3
- TOTAL NUMBER OF SPACES PROVIDED: 74
- MAXIMUM NUMBER OF SPACES ALLOWED: 19
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

- MINIMUM 1 PARKING SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA; MAXIMUM 3.5 FOR 1,000 SF OF GROSS FLOOR AREA (5,361/1000 x 3.5 = 18.8)
- MINIMUM PARKING REQUIRED = 5 SPACES
- MAXIMUM PARKING ALLOWED = 19 SPACES

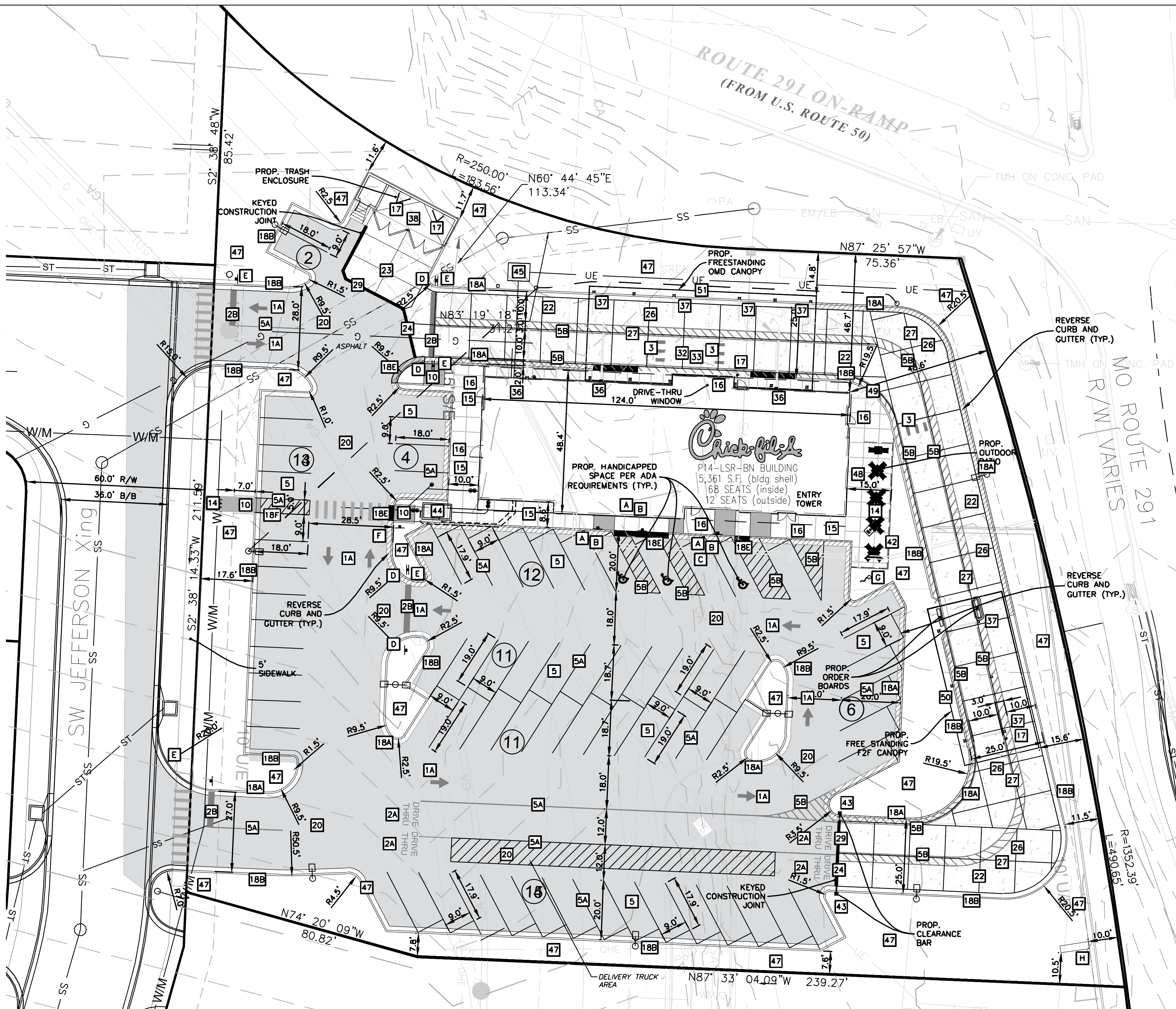
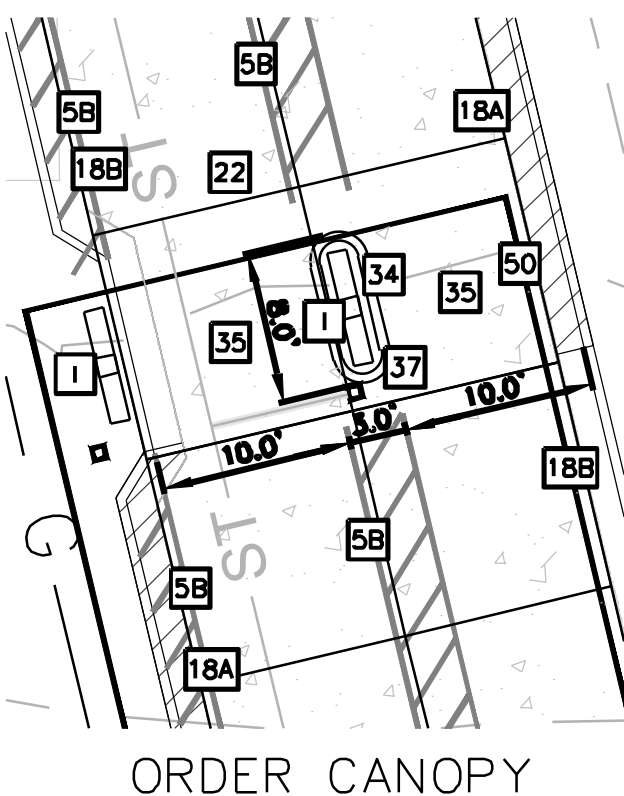
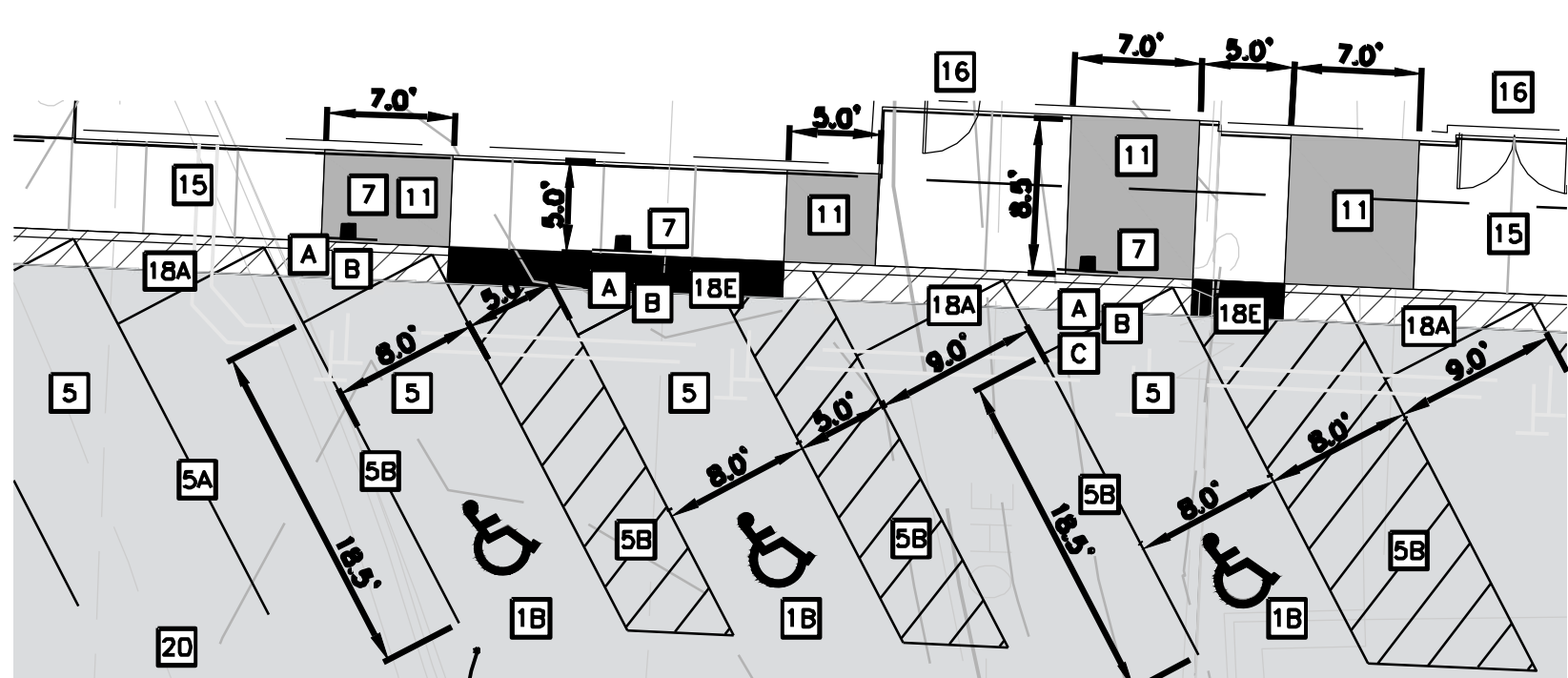
HATCH LEGEND

- DENOTES STANDARD PAVEMENT SECTION
- DENOTES CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-B; 12" x 18" (TYP.)
- B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" x 12" (TYP.)
- C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-BP; 6" x 12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" x 24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" x 30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G FLAG POLE (SEE SIGNAGE PACKAGE)
- H CFA MONUMENT SIGN (SEE SIGNAGE PACKAGE)
- I DIGITAL DRIVE-THRU MENU BOARDS



PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

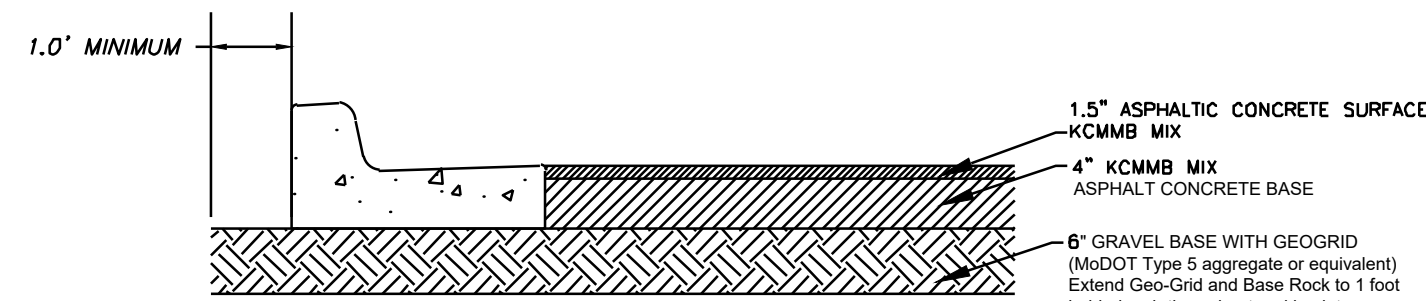


0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

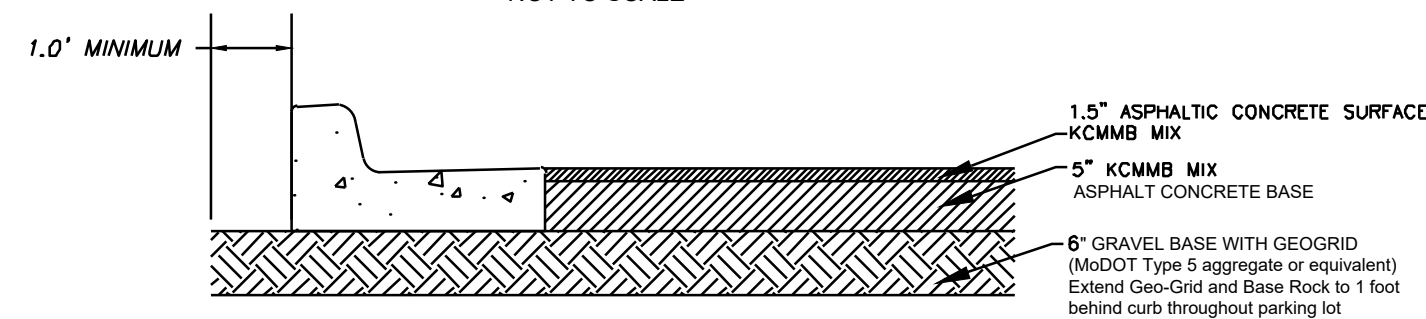
Notes:
- Trash enclosures shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
- Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 50 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.



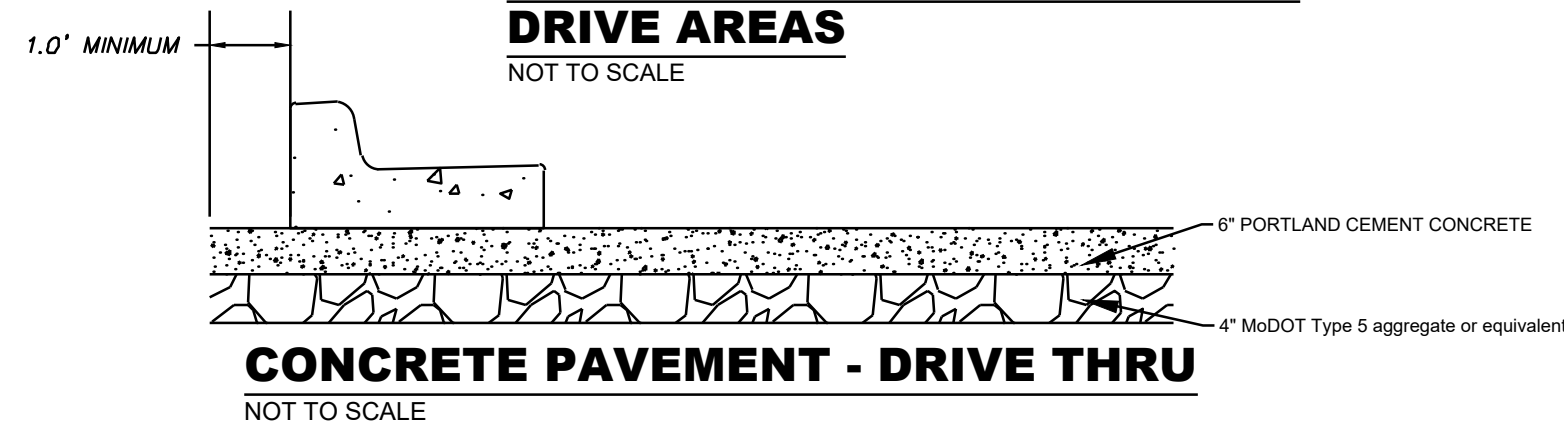
5 EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION



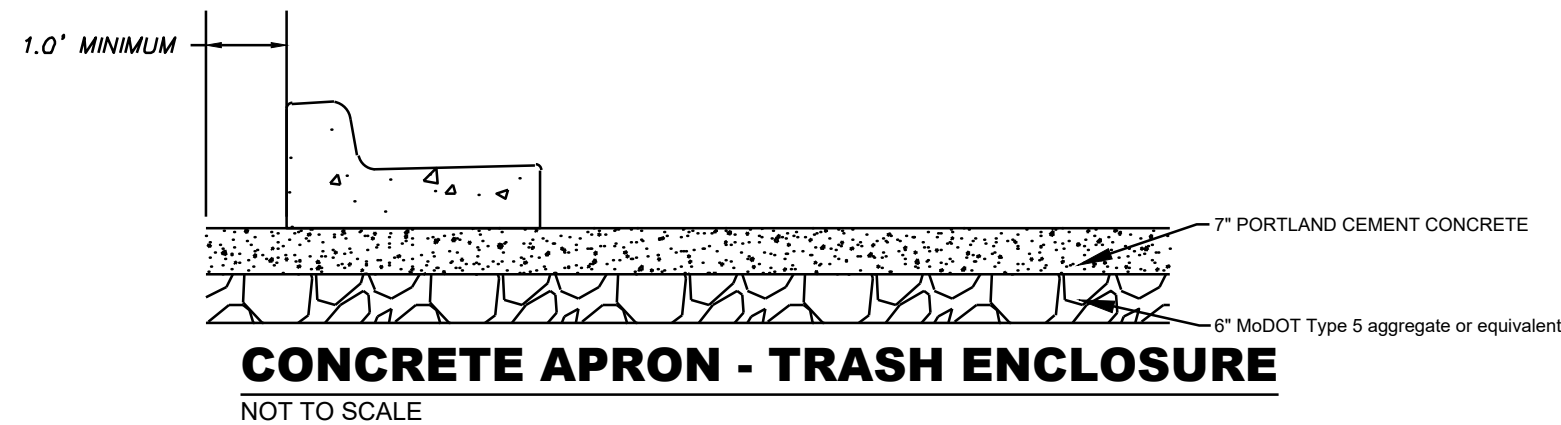
PRIVATE ASPHALT PAVEMENT -
PARKING AREAS
NOT TO SCALE



PRIVATE ASPHALT PAVEMENT -
DRIVE AREAS
NOT TO SCALE



CONCRETE PAVEMENT - DRIVE THRU
NOT TO SCALE



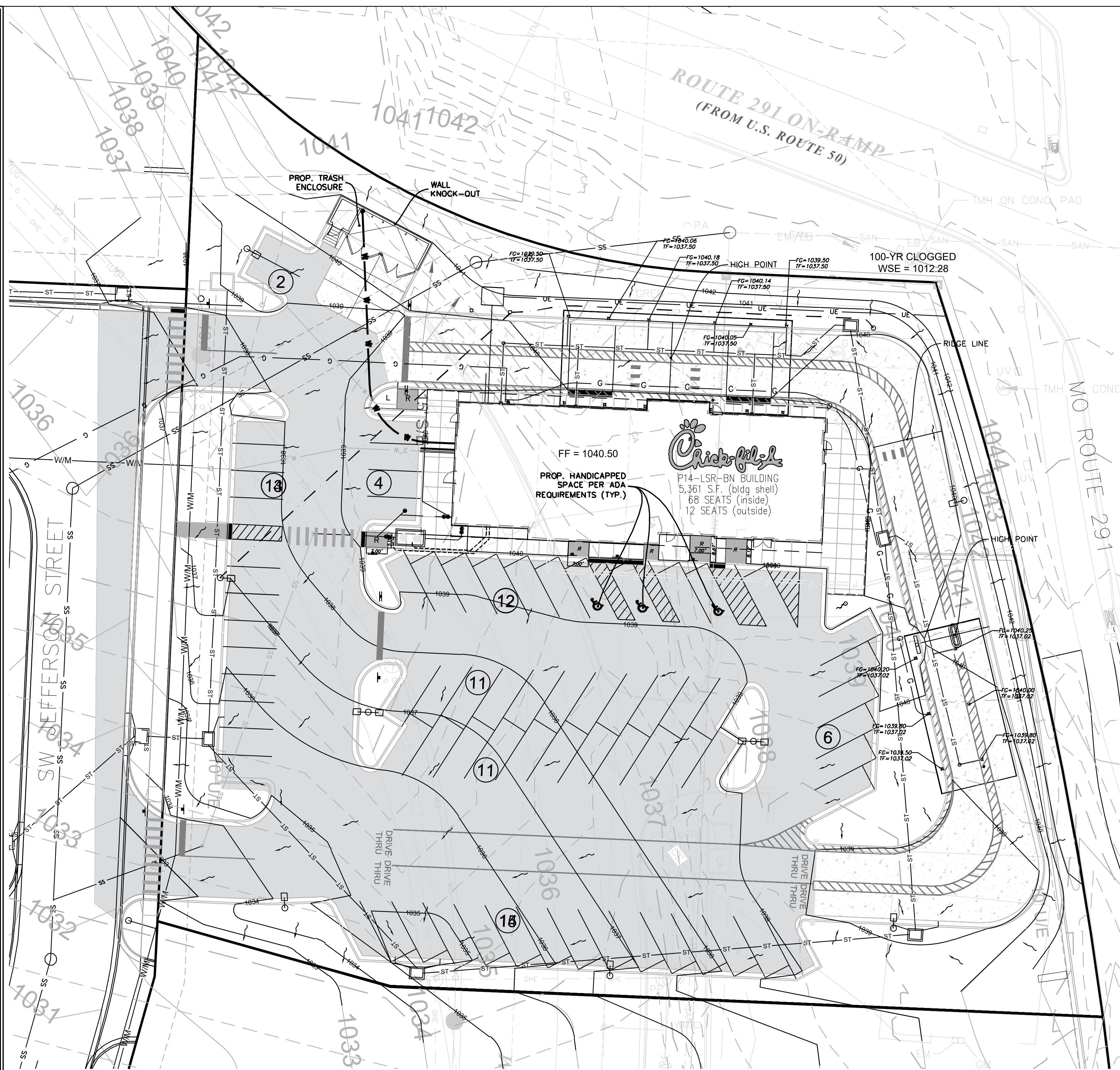
CONCRETE APRON - TRASH ENCLOSURE
NOT TO SCALE



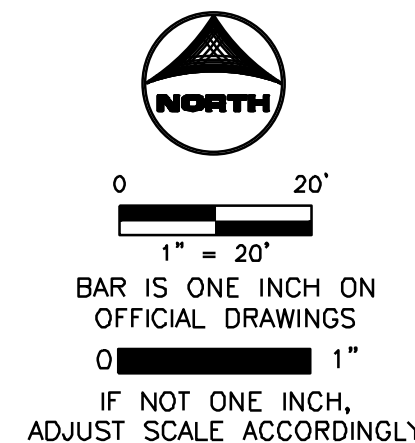
GRADING & DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED, THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.1B CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- BACKFILL TO THE TOP OF CURBS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.
- DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT LEE'S SUMMIT STANDARDS & SPECIFICATIONS.

HATCH LEGEND			
	DENOTES REVERSE (SPILLING) CURB & GUTTER		DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES CONCRETE CURB & GUTTER (CATCHING)		DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
	DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER		DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
	DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER		DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

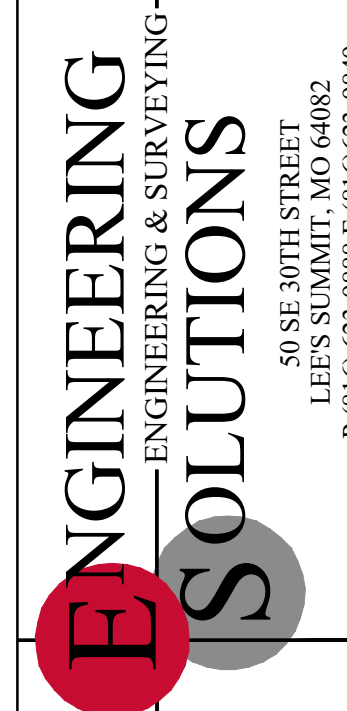


- ### TRAFFIC CONTROL NOTES:
- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON, ALONG, AND ADJACENT TO GREENWOOD AVENUE.
 - ALL APPLICABLE LEE'S SUMMIT PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN LEE'S SUMMIT ROW OR LANE CLOSURES.
 - ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
 - THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.



- ### NOTE:
- ALL STORM STRUCTURES WITHIN PAVED AREAS REQUIRE WEEP HOLES. SEE DETAILS 10 ON SHEET C-603 FOR WEEP HOLE DETAILS.

- ### GENERAL NOTES:
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - 1 WEEK PRIOR TO CONSTRUCTION WITHIN LEE'S SUMMIT OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE LEE'S SUMMIT ENGINEERING DIVISION.
 - CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
 - ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
 - DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
 - THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE LEE'S SUMMIT.
 - ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE LEE'S SUMMIT CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF DOT DESIGN STANDARDS
 - EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE LANDSCAPE SHEETS FOR DETAILS.

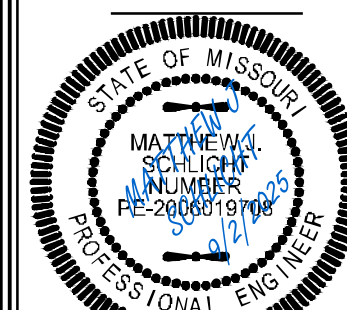


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003819-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

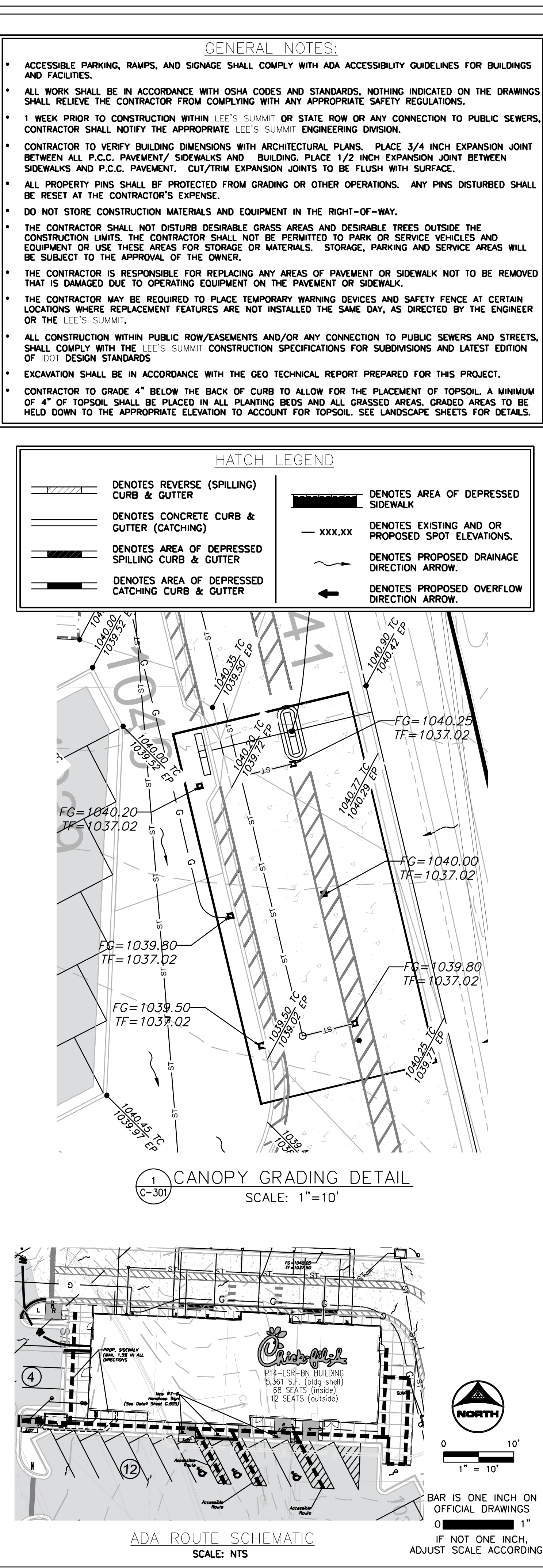
Project:
FDP, Ltd 8
Issue Date:
December 2, 2024

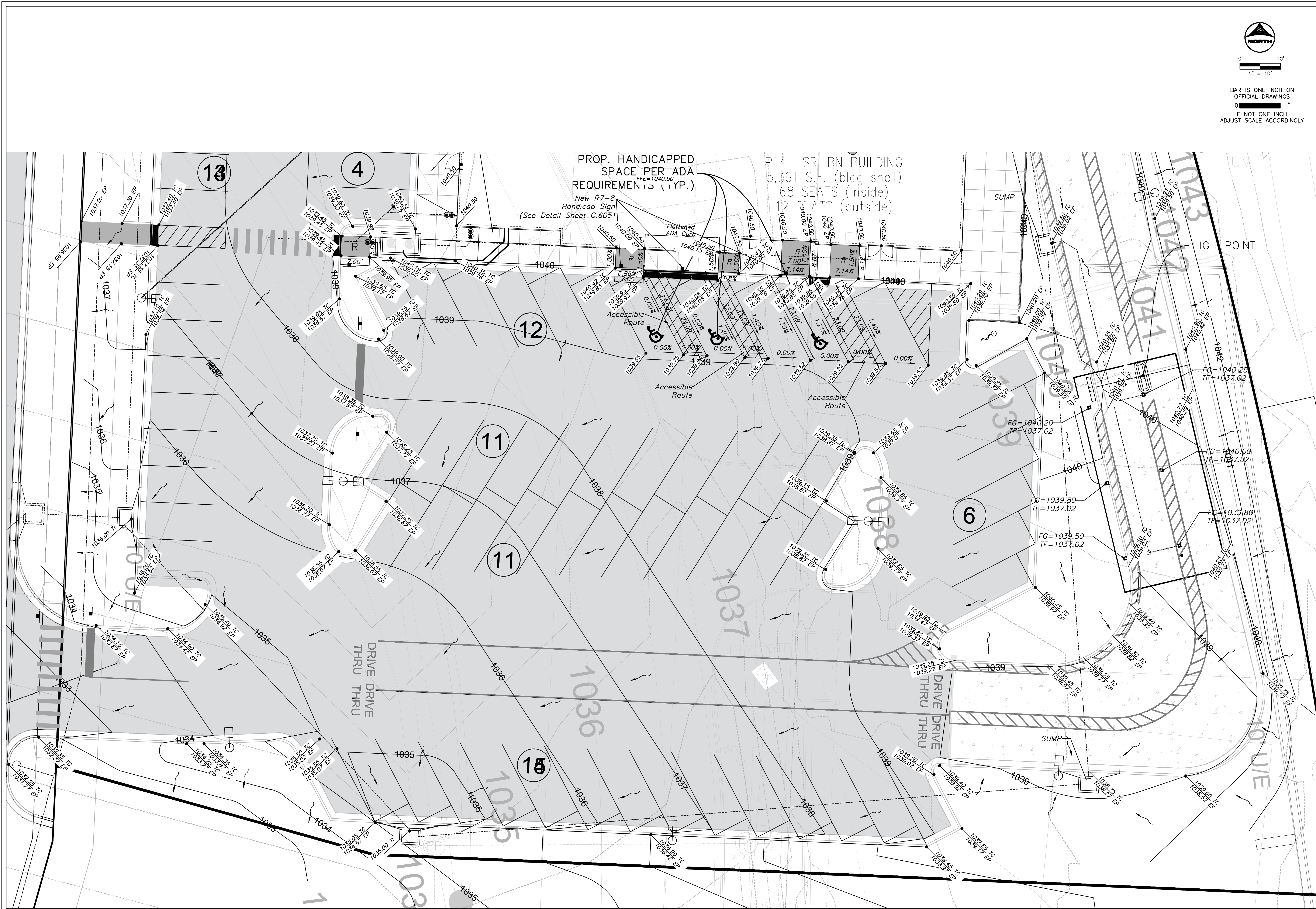
GRADING PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 200018765
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV. 6/2/2025
REV. 6/23/2025
REV. 7/7/2025
REV. 8/5/2025
Click-FB-A Comments
REV. 9/2/2025
Click-FB-A Comments





0 10'

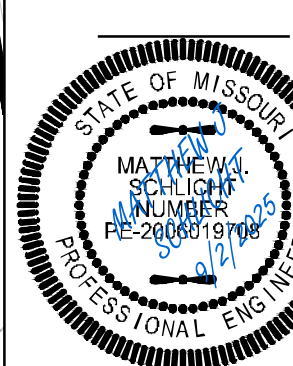
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



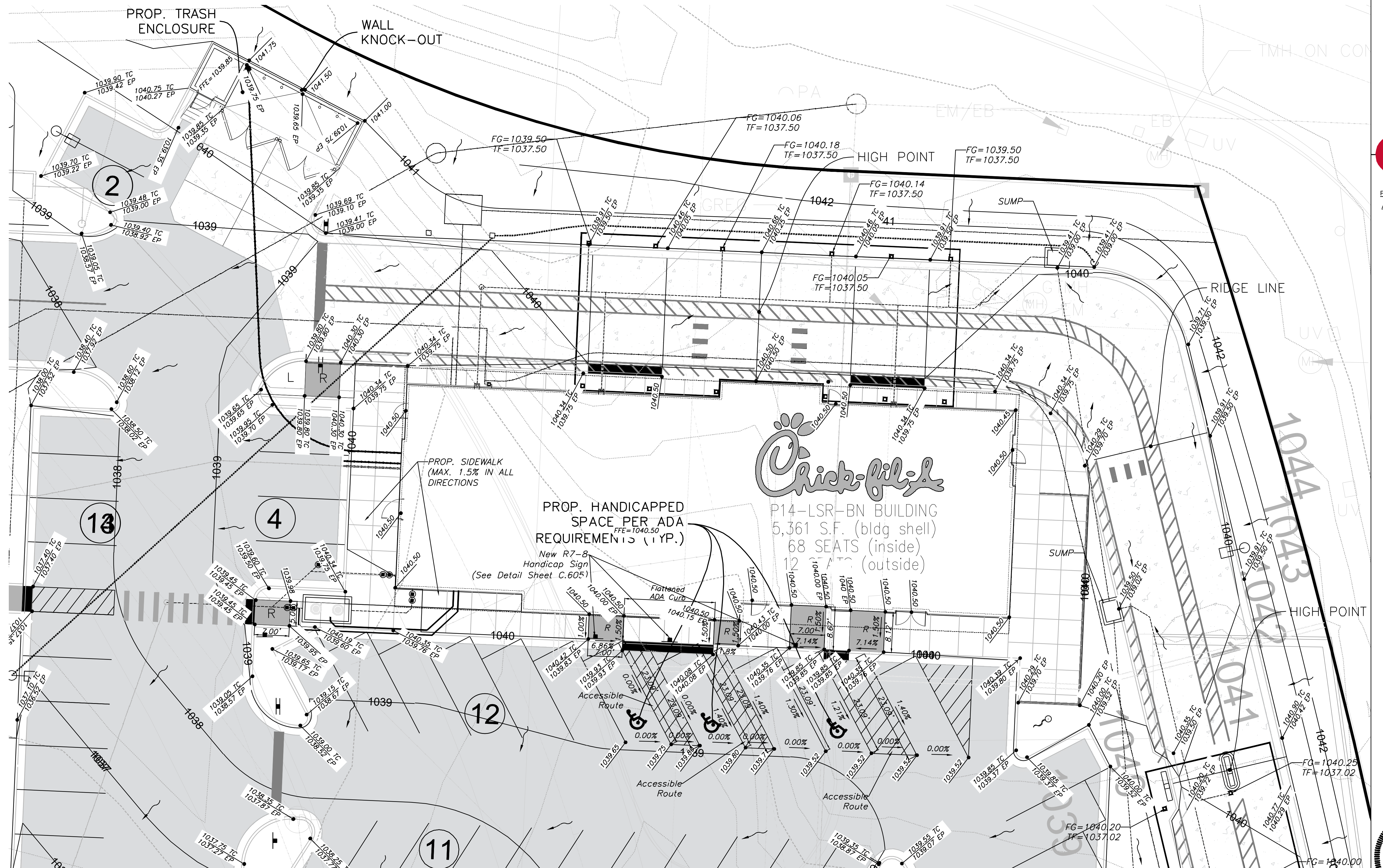
Professional Registration
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Engineering 200502186-D
Surveying 2005008318-D
Kansas
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Nebraska
Engineering CA2821

Project: Lot 8, Oldham Village
FDP, Ltd. 8
Issue Date: December 2, 2024
Lee's Summit, Jackson County, Missouri

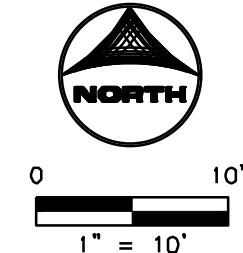
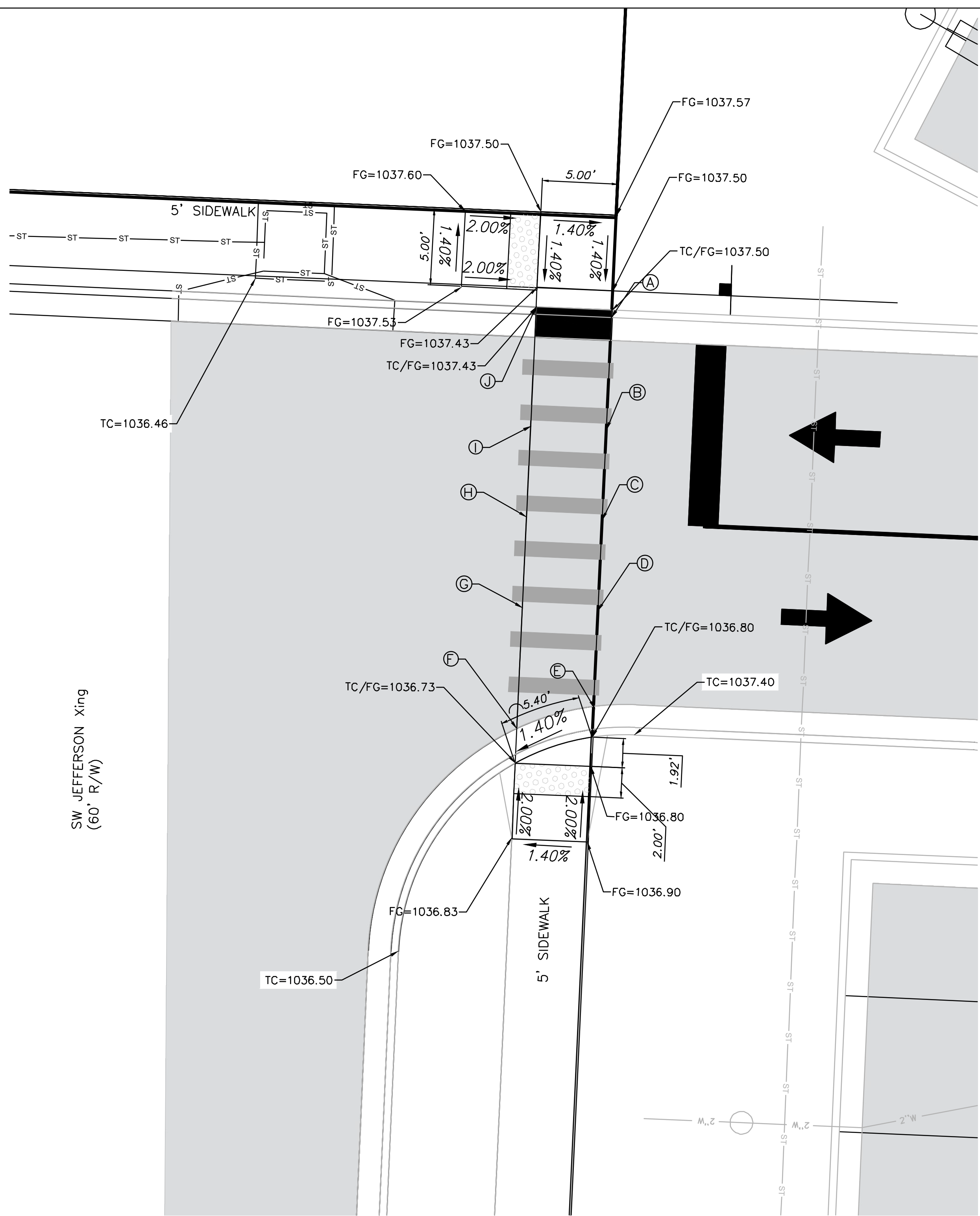
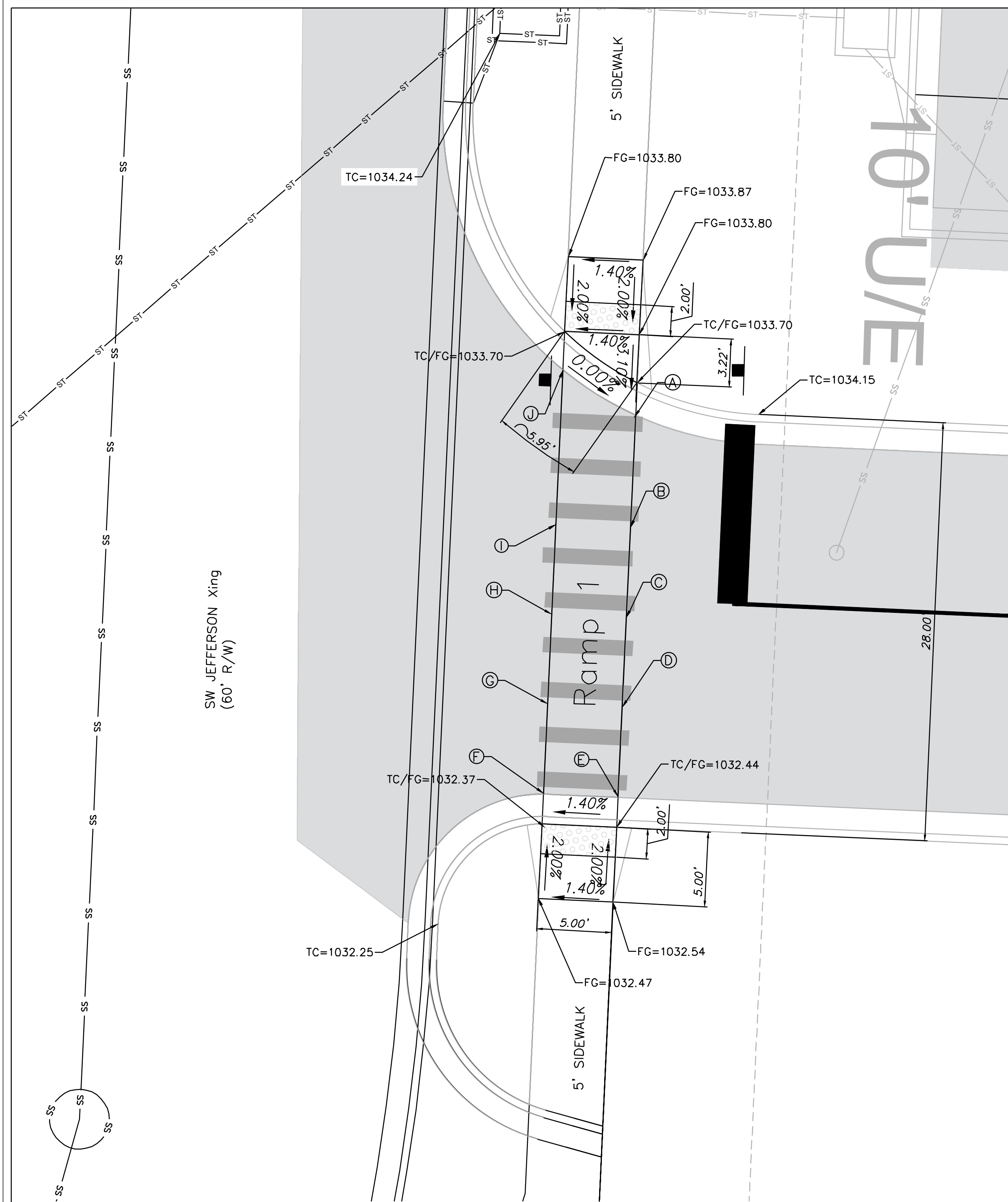
SPOT ELEVATIONS
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



REVISIONS	
REV. 6/2/2025	
REV. 6/23/2025	
REV. 7/7/2025	
REV. 8/5/2025	
Chick-FR-A Comments	
REV. 9/2/2025	
Chick-FR-A Comments	



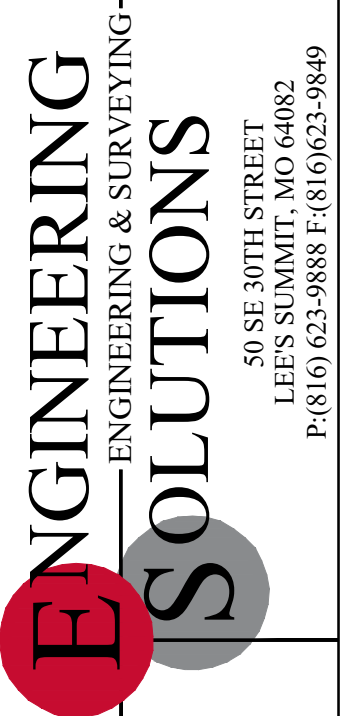
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OFFICIAL DRAWINGS
0 1"
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BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

- Legend:**
- EX TC = Existing Top of Curb
 - EX FG = Existing Finished Grade
 - FG = Finished Grade
 - TC = Top of Curb
 - TC/FG = Top of Curb/Finished Grade
 - Detectable Warning

SPOT ELEVATION TABLE				
	Ramp 1	Ramp 2		
Spot	Elevation	Elevation		
A	1033.70	1037.50		
B	1033.38	1037.33		
C	1033.07	1037.15		
D	1032.75	1036.98		
E	1032.44	1036.80		
F	1032.37	1036.73		
G	1032.70	1036.90		
H	1033.03	1037.08		
I	1033.36	1037.18		
J	1033.70	1037.43		



Professional Registration
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Engineering 200502186-D
Surveying 2005008318-D
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Nebraska
Engineering CA2821

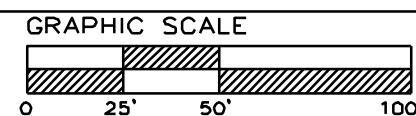
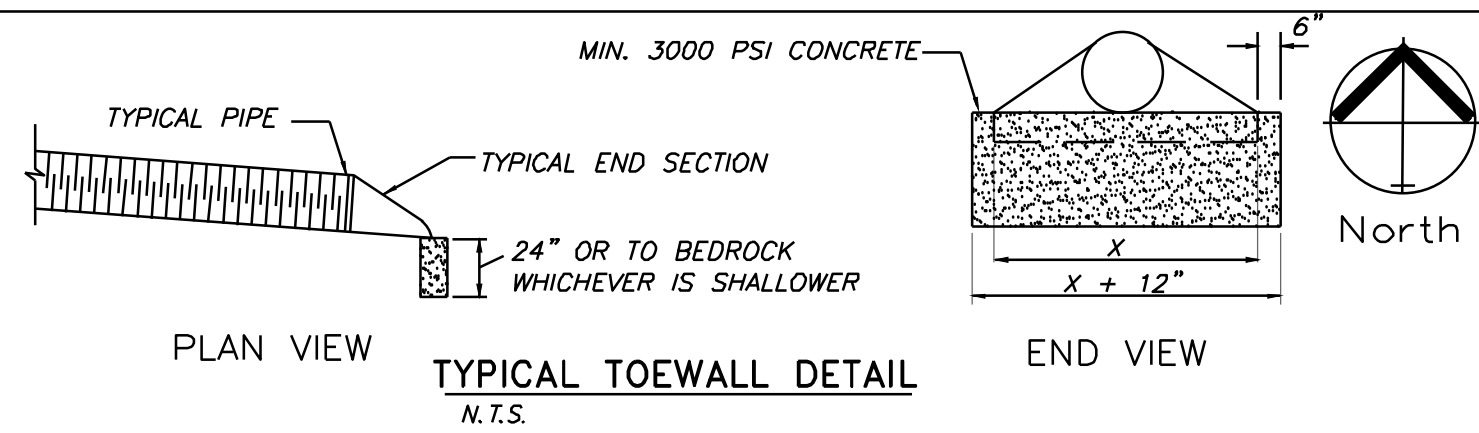
Project: Lot 8, Oldham Village
FDP, Ltd 8
Issue Date: December 2, 2024
Lee's Summit, Jackson County, Missouri

SPOT ELEVATIONS
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



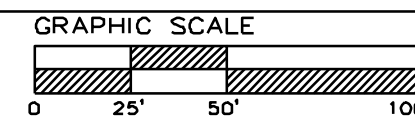
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

- REVISIONS
- REV. 6/2/2025
 - REV. 6/23/2025
 - REV. 7/7/2025
 - REV. 8/5/2025
 - REV. 9/2/2025
- Click-FB-A Comments
Click-FB-A Comments



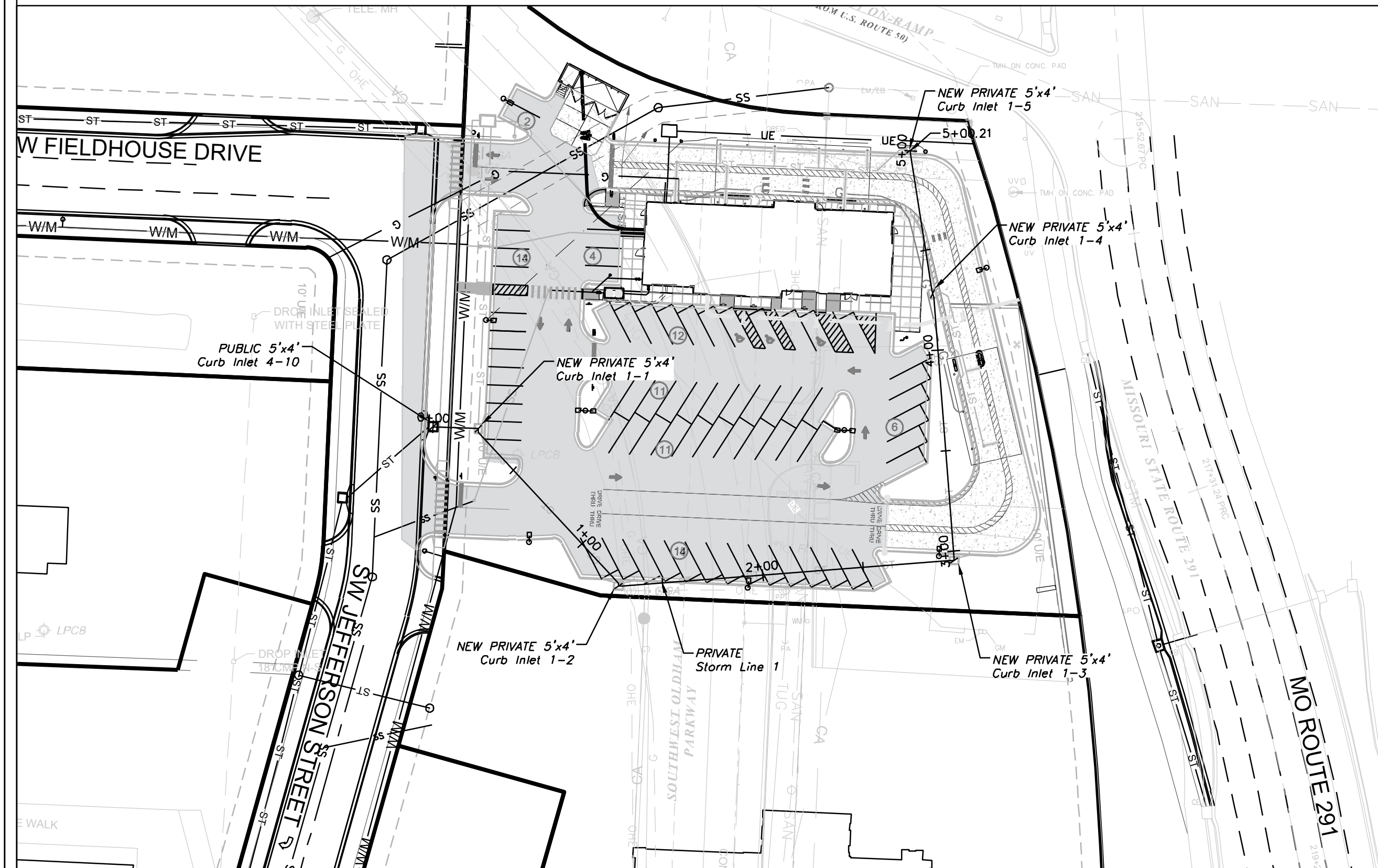
STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

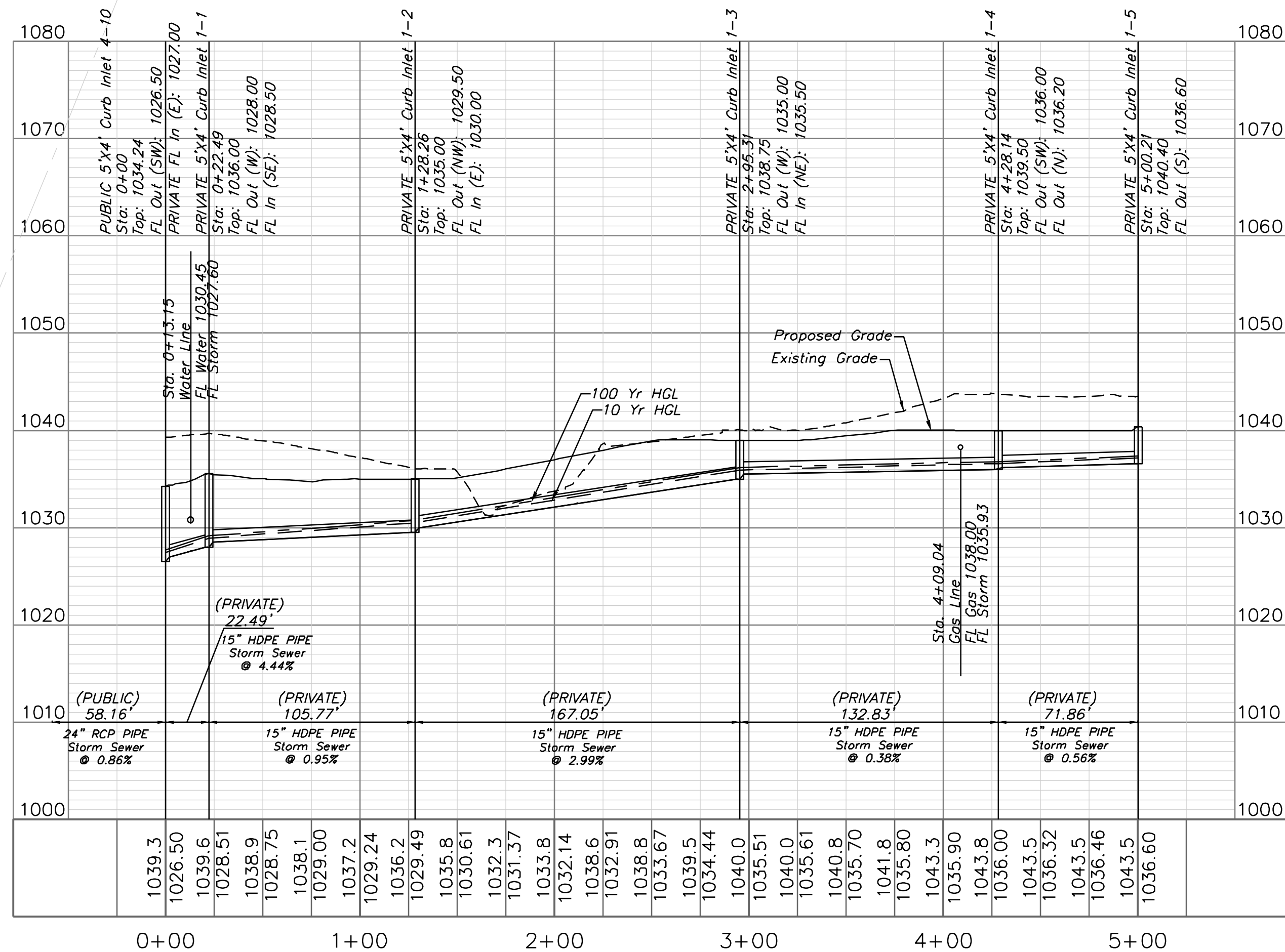


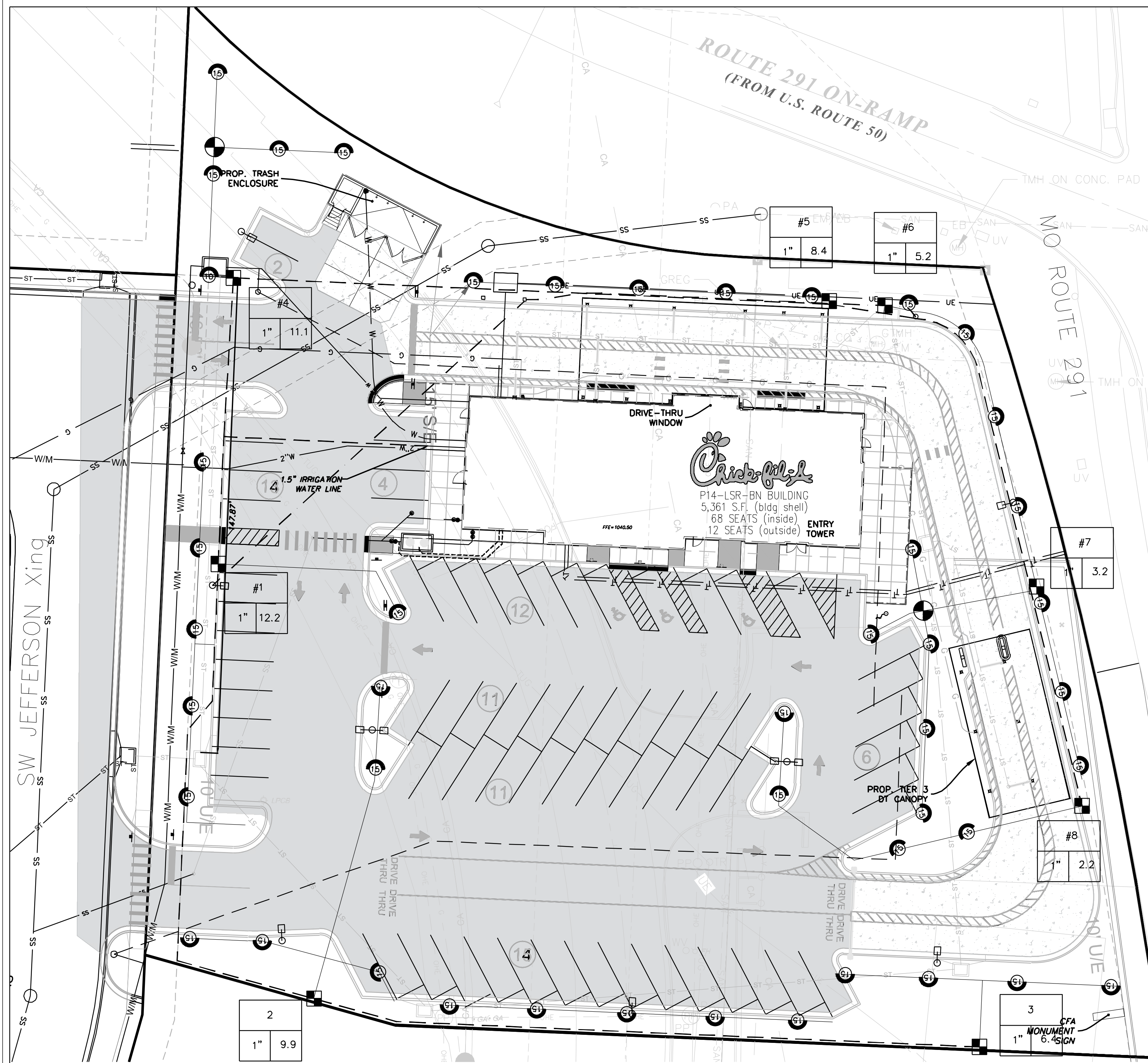
STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

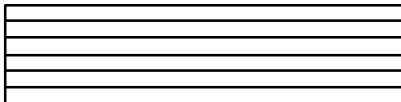
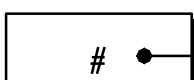
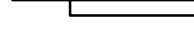


PRIVATE STORM LINE 1



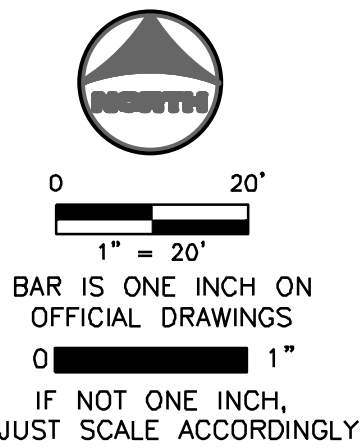


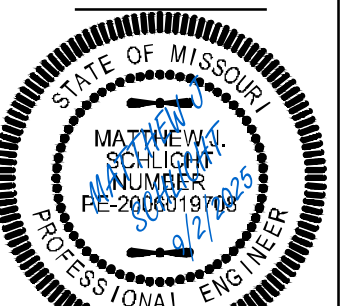
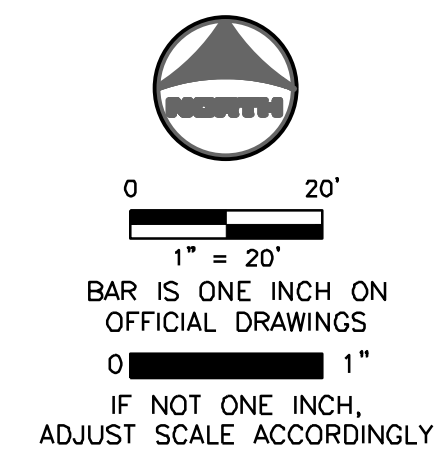
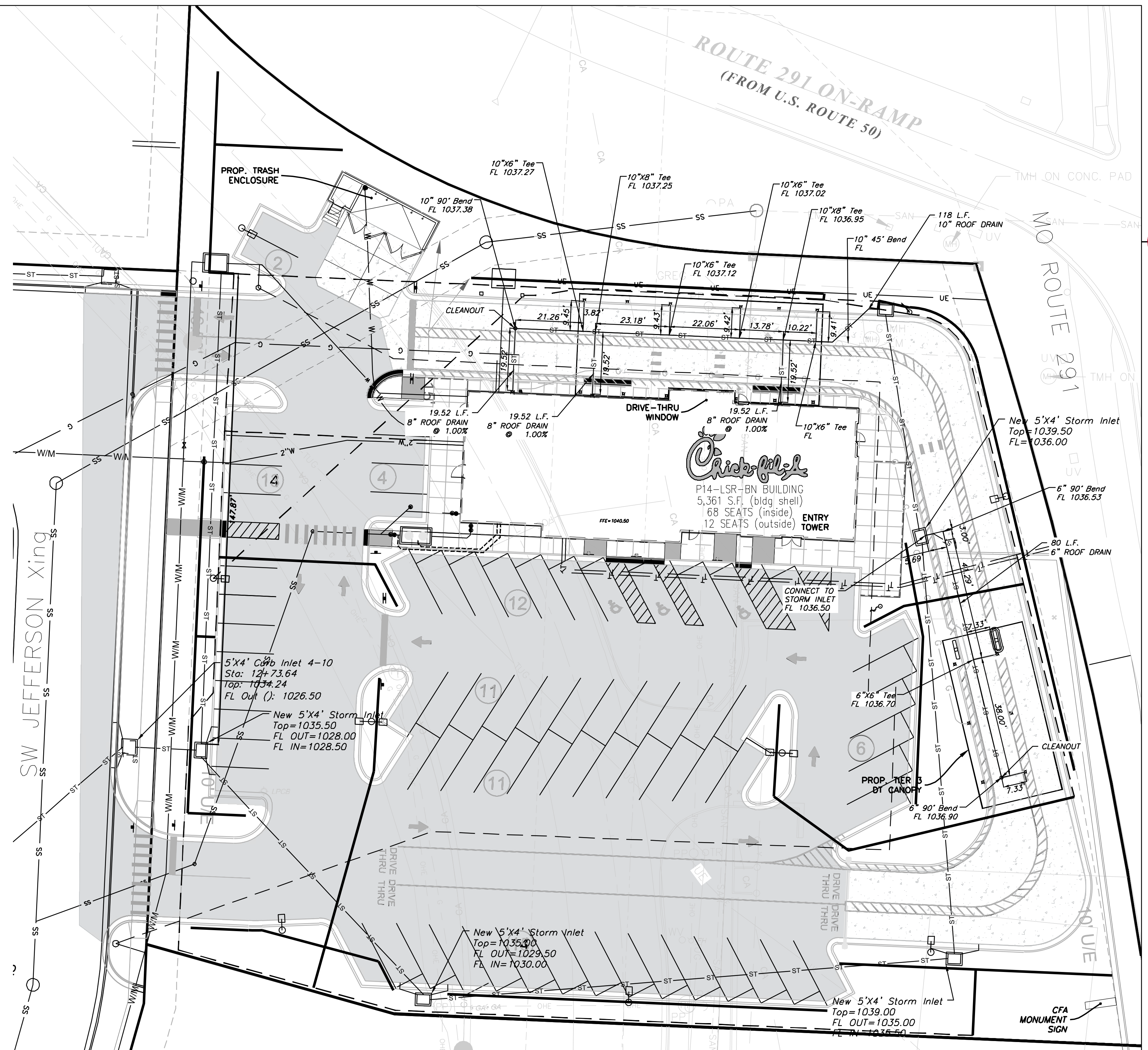
IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>	<u>ARC</u>	<u>PSI</u>	<u>RADIUS</u>
	Rain Bird 1804 15LCS	4	LCS	30	4x 15'
	Rain Bird 1804 15RCS	5	RCS	30	4x 15'
	Rain Bird 1804 15SST	2	SST	30	4x 30'
	Rain Bird 1804 10H	16	180	30	10'
	Rain Bird 1804 10Q	3	90	30	10'
	Rain Bird 1804 12H	4	180	30	12'
	Rain Bird 1804 12Q	6	90	30	12'
	Rain Bird 1804 15H	9	180	30	15'
	Rain Bird 1804 15Q	8	90	30	15'
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>	<u>PSI</u>		
	Rain Bird XCZPGA-100-PRF 1"	4			
	Area to Receive Dripline	2415 l.f.	20		
	Rain Bird XFD-09-18				
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>			
	Rain Bird PGA Globe 1"	4			
	Rain Bird 44-NP 1"	1			
	Rain Bird ESP-LXD	1			
	Point of Connection 1"	1			
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1001 l.f.			
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	424.0 l.f.			
	Pipe Sleeve: PVC Class 200 SDR 21 2"	20.0 l.f.			
	Pipe Sleeve: PVC Class 200 SDR 21 4"	59.4 l.f.			
Valve Callout					
	Valve Number				
	Valve Flow				
	Valve Size				

CRITICAL ANALYSIS	
P.O.C. NUMBER: 01	Location LSMO
Water Source Information:	
FLOW AVAILABLE	1"
Point of Connection Size: Flow Available	25.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	40 PSI
Pressure Available:	40 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18.25 GPM
Flow Available at POC:	25.12 GPM
Residual Flow Available:	6.87 GPM
Design Pressure:	30 PSI
Friction Loss:	2.82 PSI
Fittings Loss:	0.28 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.93 PSI
Pressure Req. at Critical Station:	39.0 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.43 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	39.5 PSI
Pressure Available:	40 PSI
Residual Pressure Available:	0.49 PSI

- IRRIGATION SPECIFICATIONS
- IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 18 GPM AT A CONSTANT PRESSURE OF 40 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE. POINT OF CONNECTION SHALL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THE SEPARA METERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
 - IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENDED ABOVE.
 - POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY IF POWER AVAILABLE MEETS THE REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADEQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
 - SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
 - MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE.
 - SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTROLLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
 - ALL CONTROLLER/DECODED WIRE SHALL BE THE 2-WIRE CABLE SPECIFIED BY THE CONTROLLER MANUFACTURER.
 - ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
 - ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATERPROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
 - DEPTH OF IRRIGATION PIPING: 18" ON MAINLINE; 12" ON LATERALS.
 - SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".





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

REVISIONS	
REV. 6/2/2025	
REV. 6/23/2025	
REV. 7/7/2025	
REV. 8/5/2025	
Click-Fil-A Comments	
REV. 9/2/2025	
Click-Fil-A Comments	

Roof Drain Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

Project: FDP, Lot 8
Issue Date: December 2, 2024

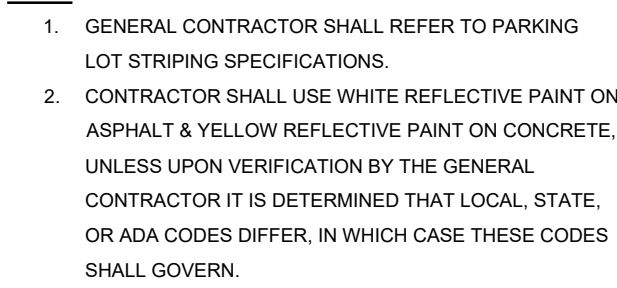
Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

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



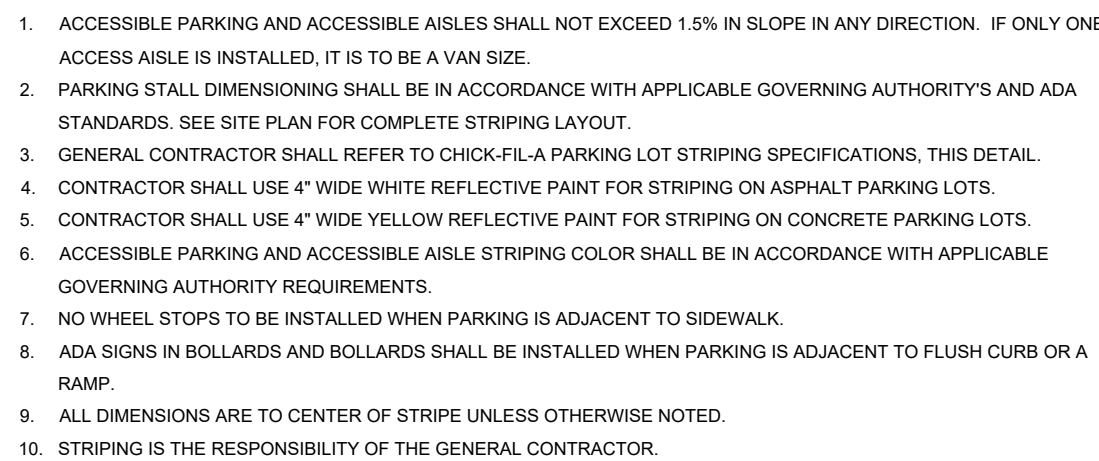
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE. UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.



NOTE:
IF STOP SIGN IS PROPOSED, "STOP"
LETTERING GRAPHIC IS NOT REQUIRED.

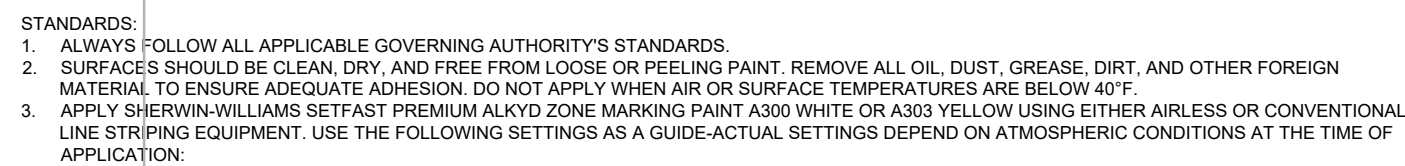


1 PAVEMENT MARKINGS - 1
C.600 NOT TO SCALE



5 PARKING STALL LAYOUT AND STRIPING

C.600 NOT TO SCALE

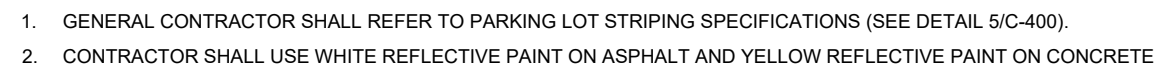


- PRESSURE
- HOSE
- TIP
- FILTER
- REDUCTION

CONVENTIONAL

- GUN
- FLUID NOZZLE
- AIR NOZZLE
- ATOMIZATION PRESSURE
- FLUID PRESSURE
- REDUCTION

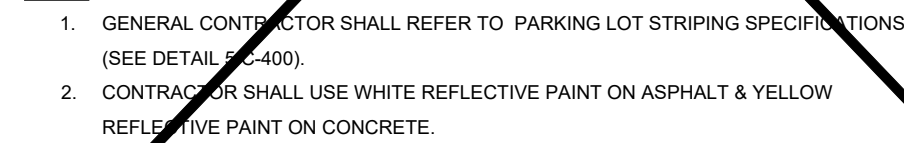
- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET. TO ACHIEVE A SPREAD RATE OF 400-450 SQ. FT. PER GALLON OF STANOKO 4. STRIPS PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.



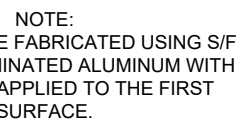
3 CROSSWALK MARKINGS
C.600 NOT TO SCALE



SOLID PLASTIC WHEEL STOP
NOT TO SCALE



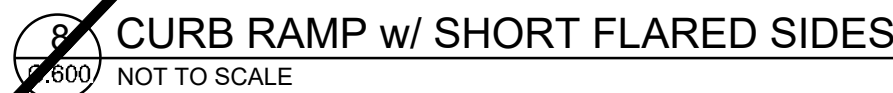
 **MULTI-LANE DIRECTIONAL GRAPHICS**
NOT TO SCALE

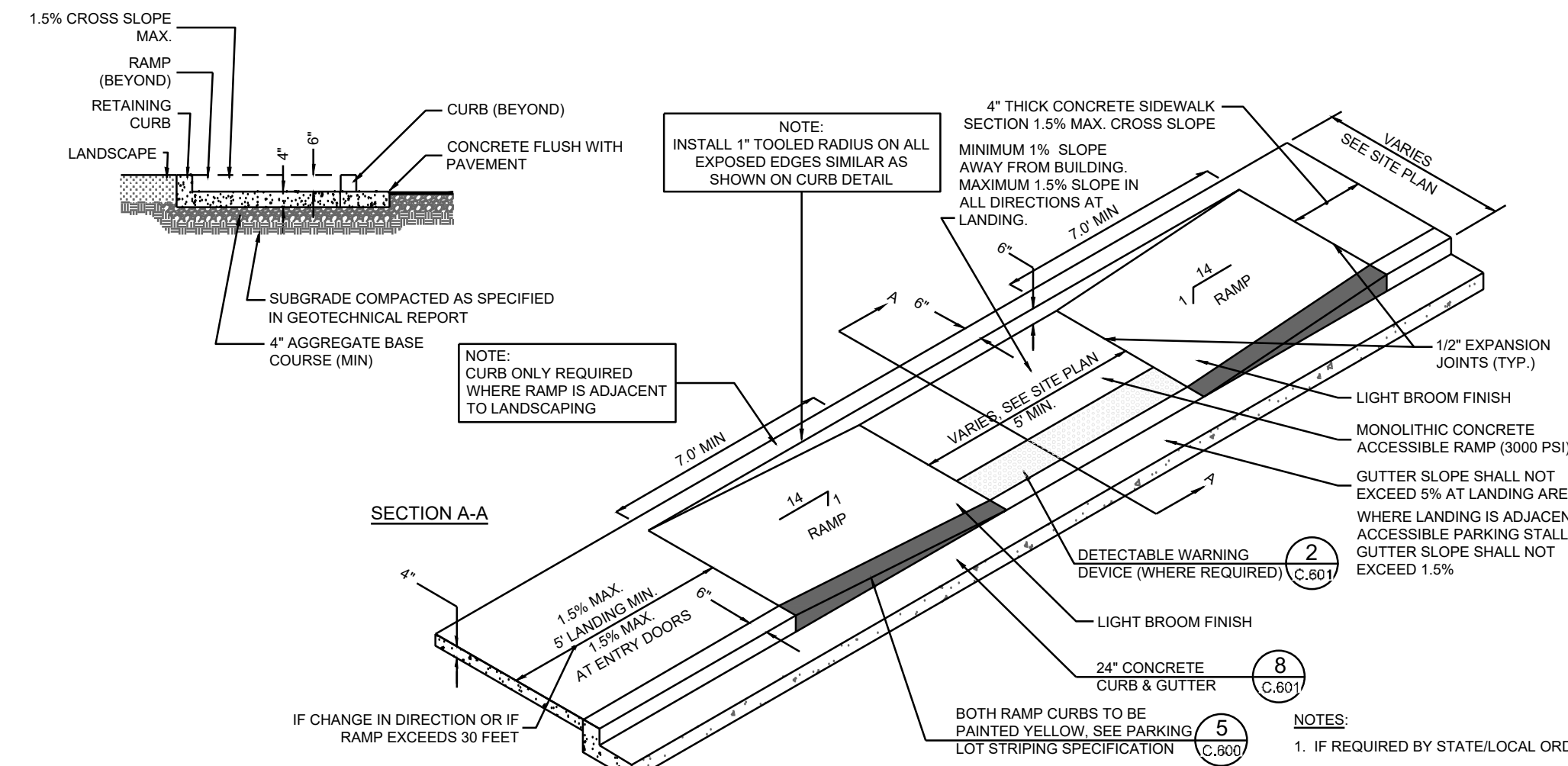


NOTE:
COLORS WITH LOCAL
MUNICIPALITY.

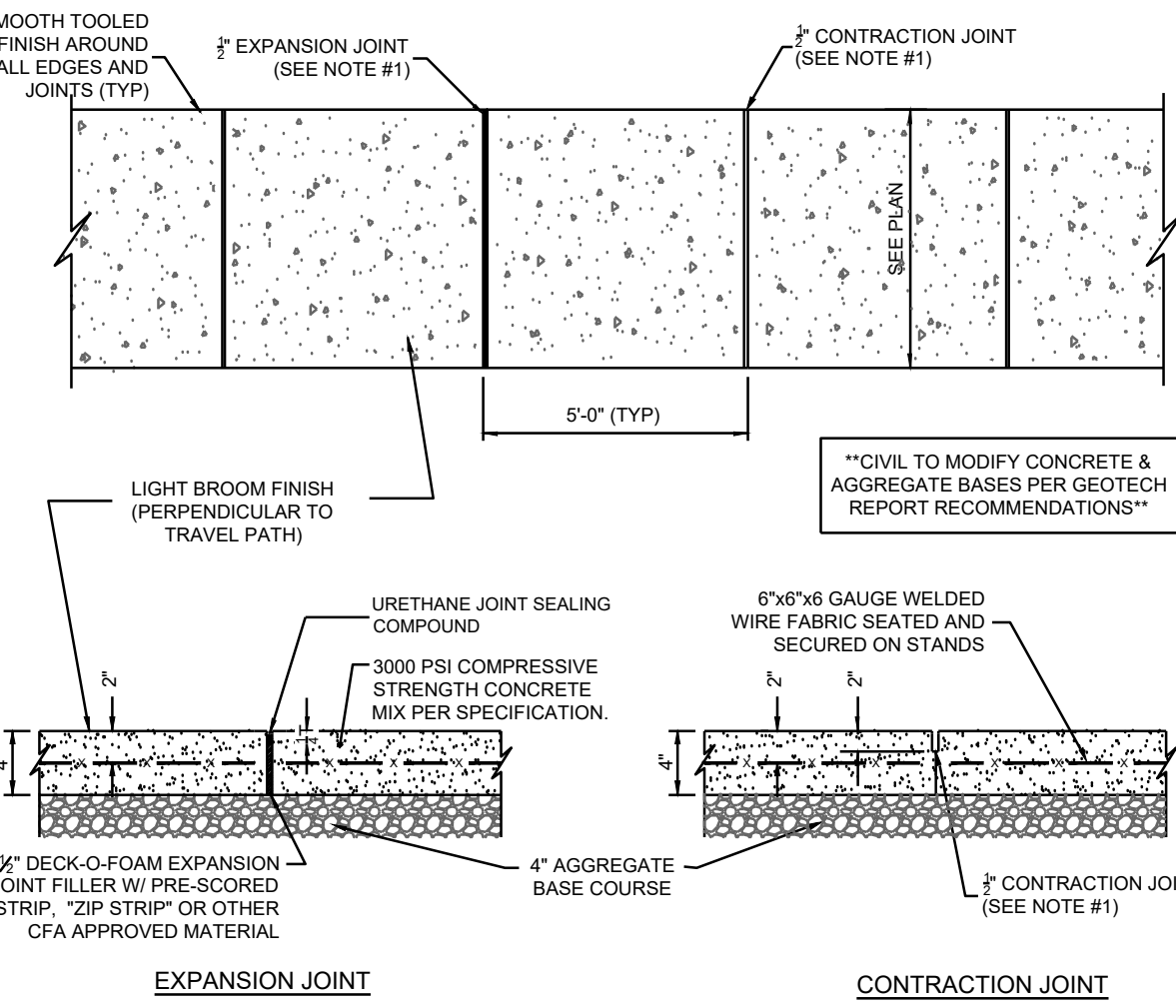
PROVIDED AND INSTALLED
BY SIGNAGE CONTRACTOR.
SIGNAGE PACKAGE.

7 BOLLARD MOUNTED SIGN
C-400 NOT TO SCALE

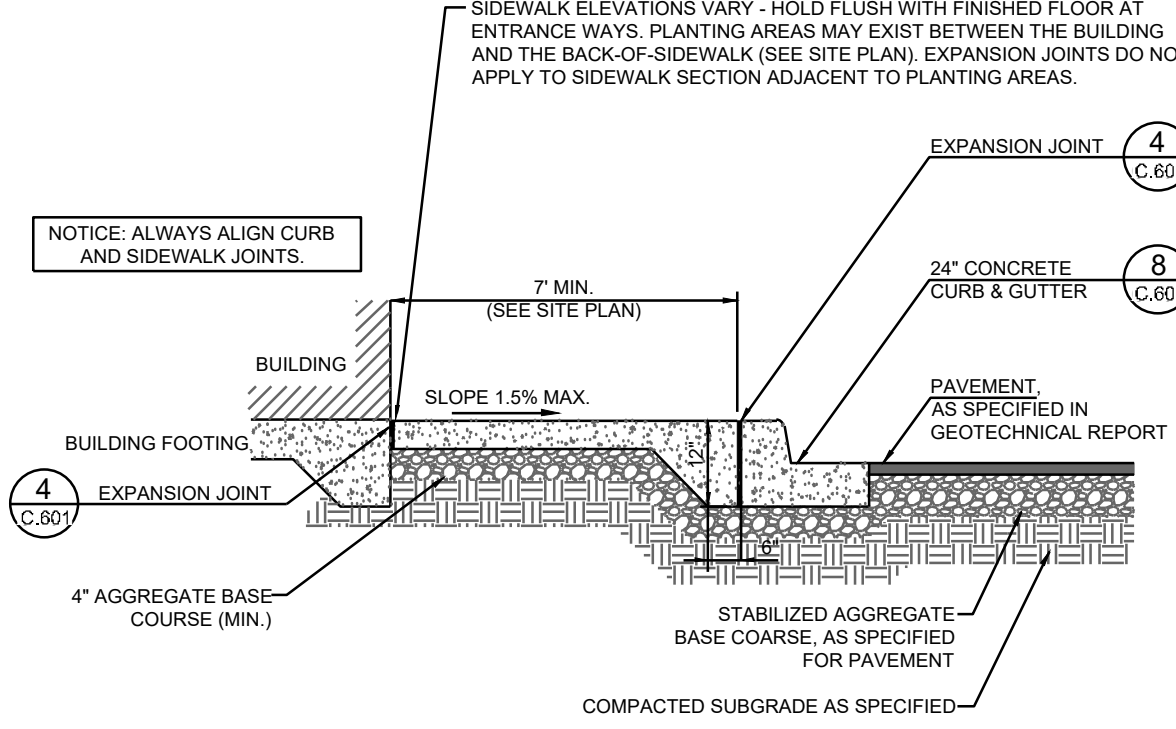




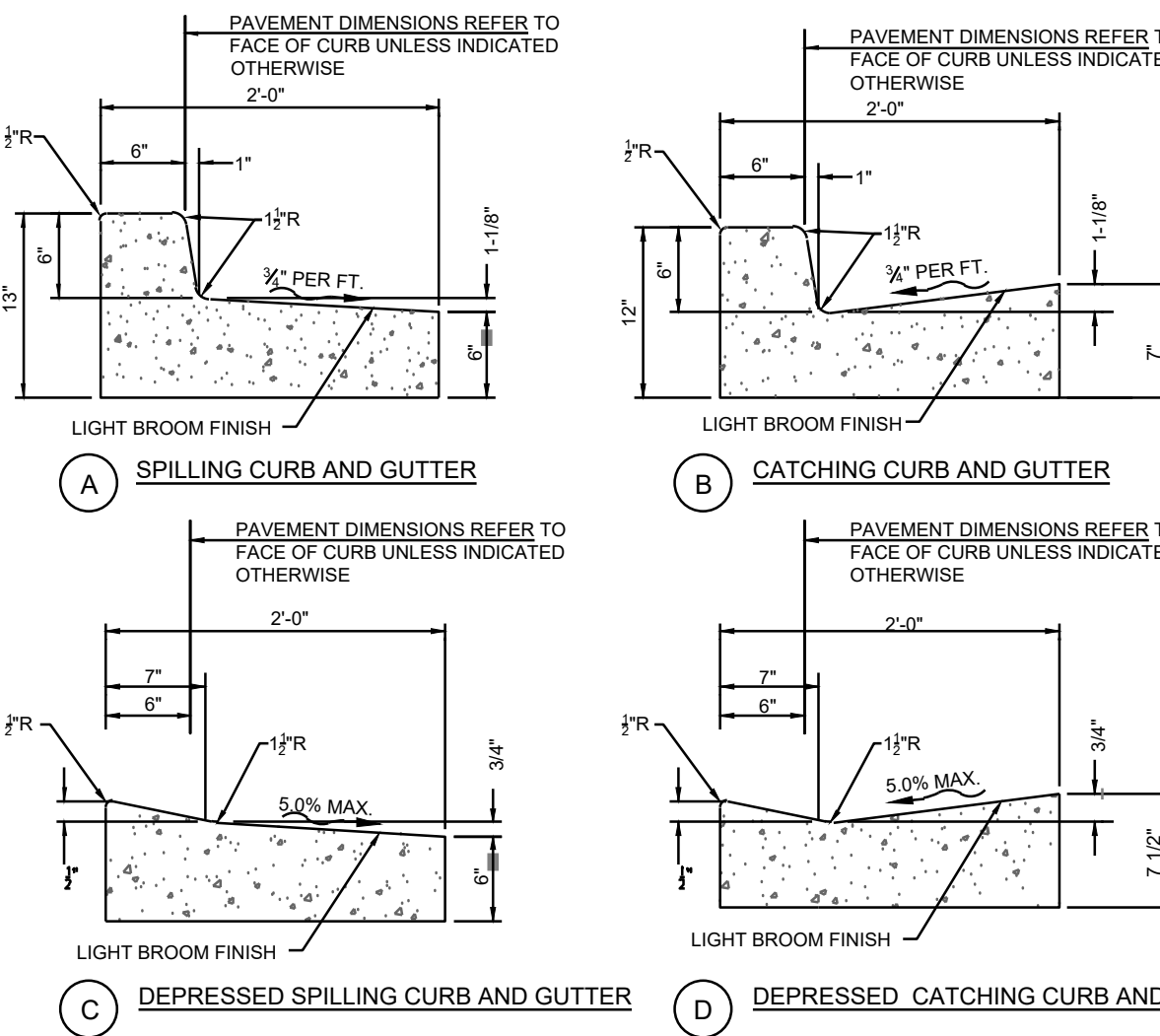
1 SIDEWALK ACCESSIBLE RAMP
C.601 NOT TO SCALE



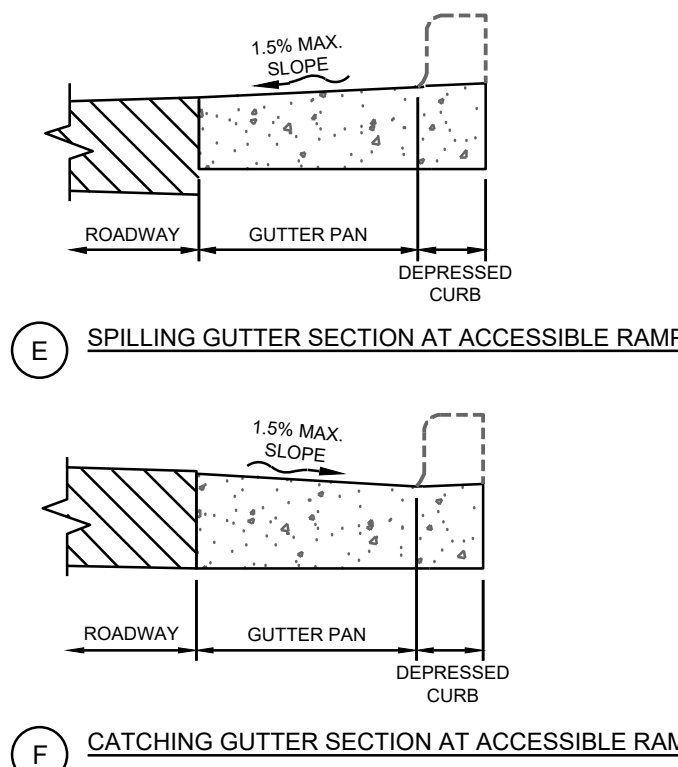
4 CONCRETE SIDEWALK
C.601 NOT TO SCALE



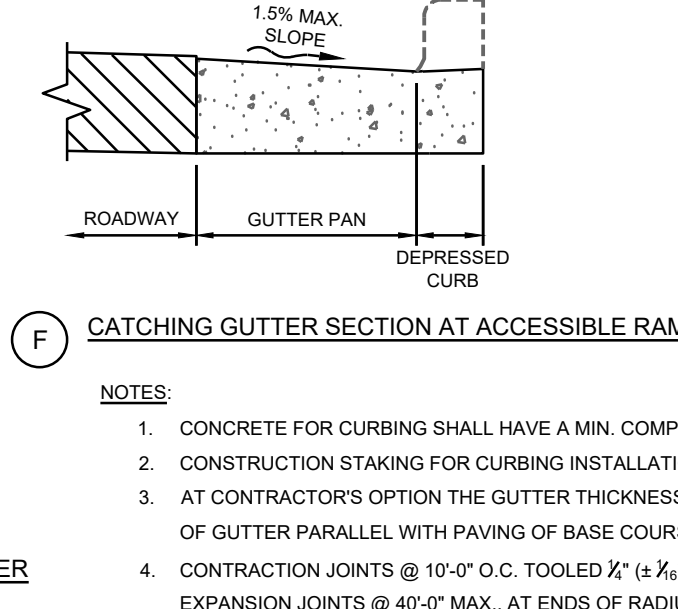
5 CONCRETE SIDEWALK w/ CURB & GUTTER
C.601 NOT TO SCALE



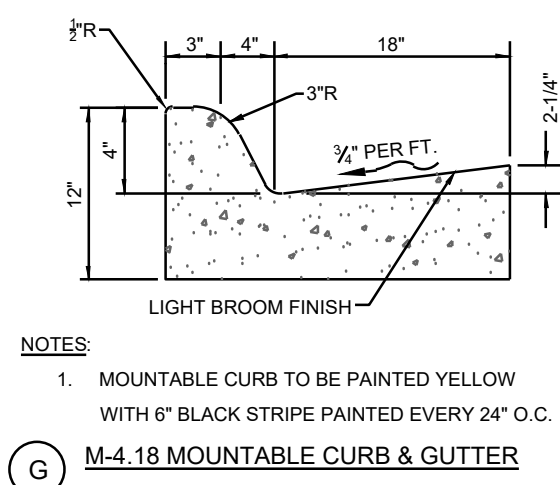
8 CONCRETE CURB & GUTTER
C.601 NOT TO SCALE



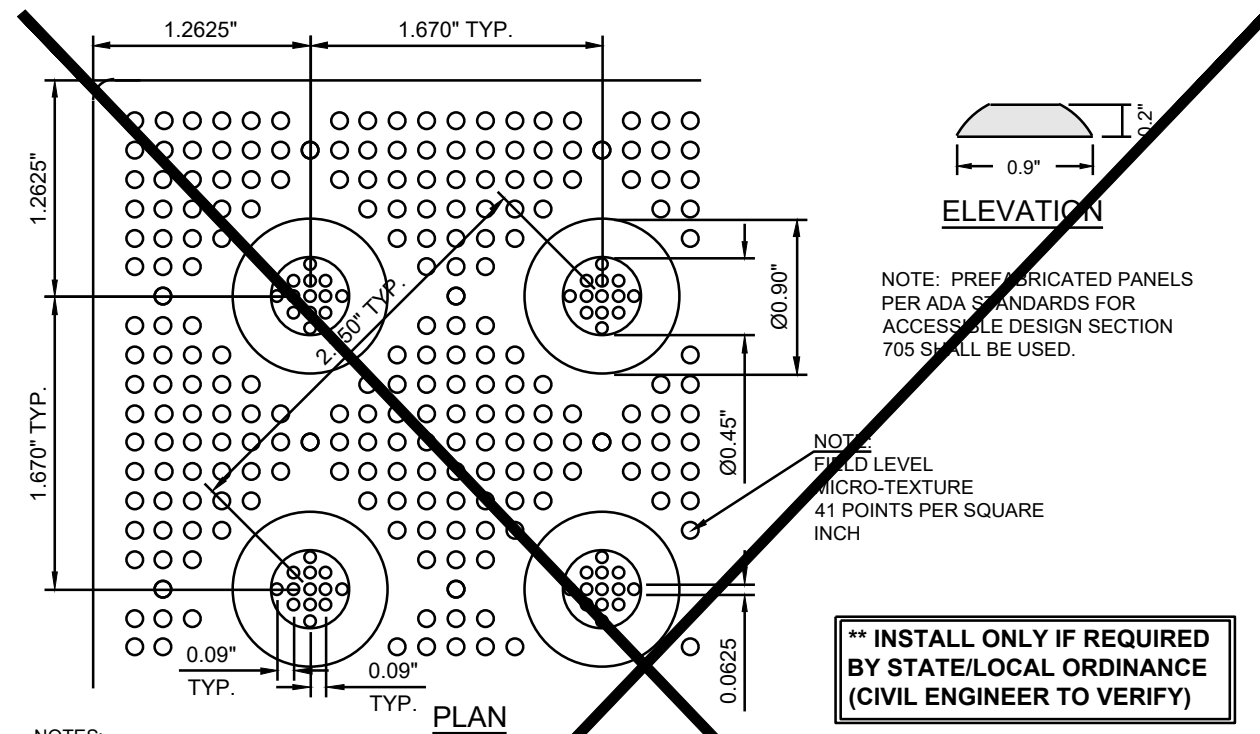
E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP



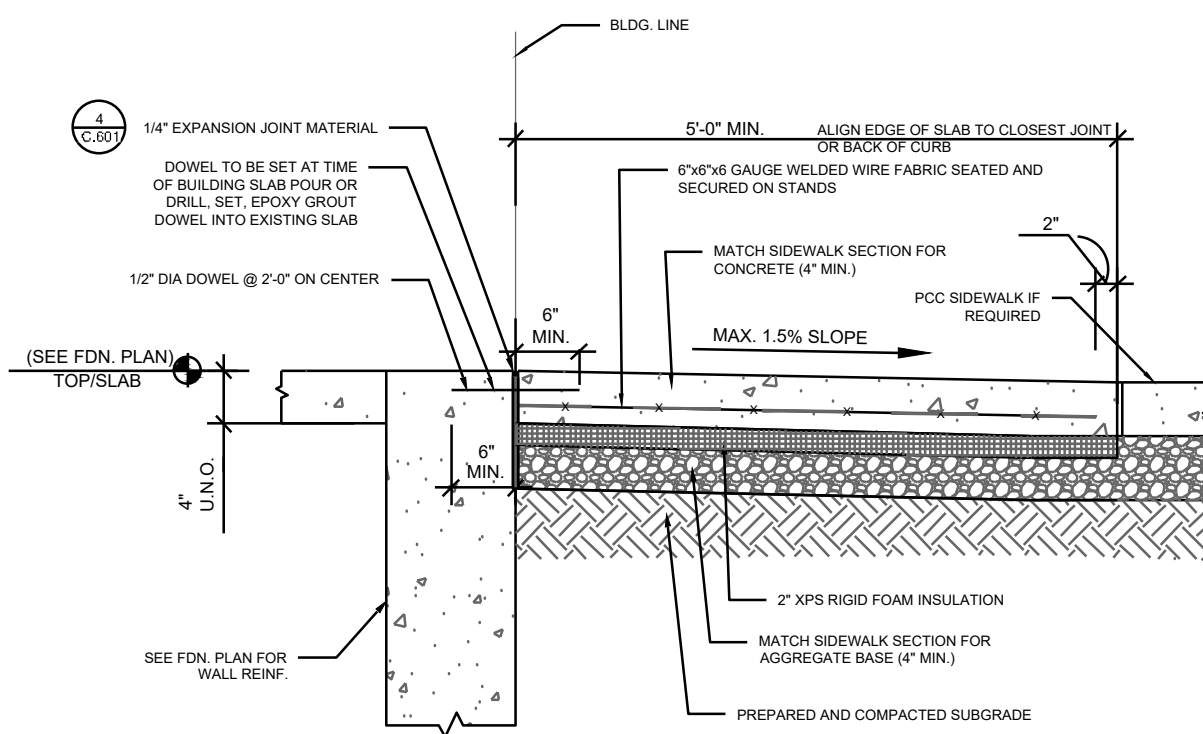
F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP



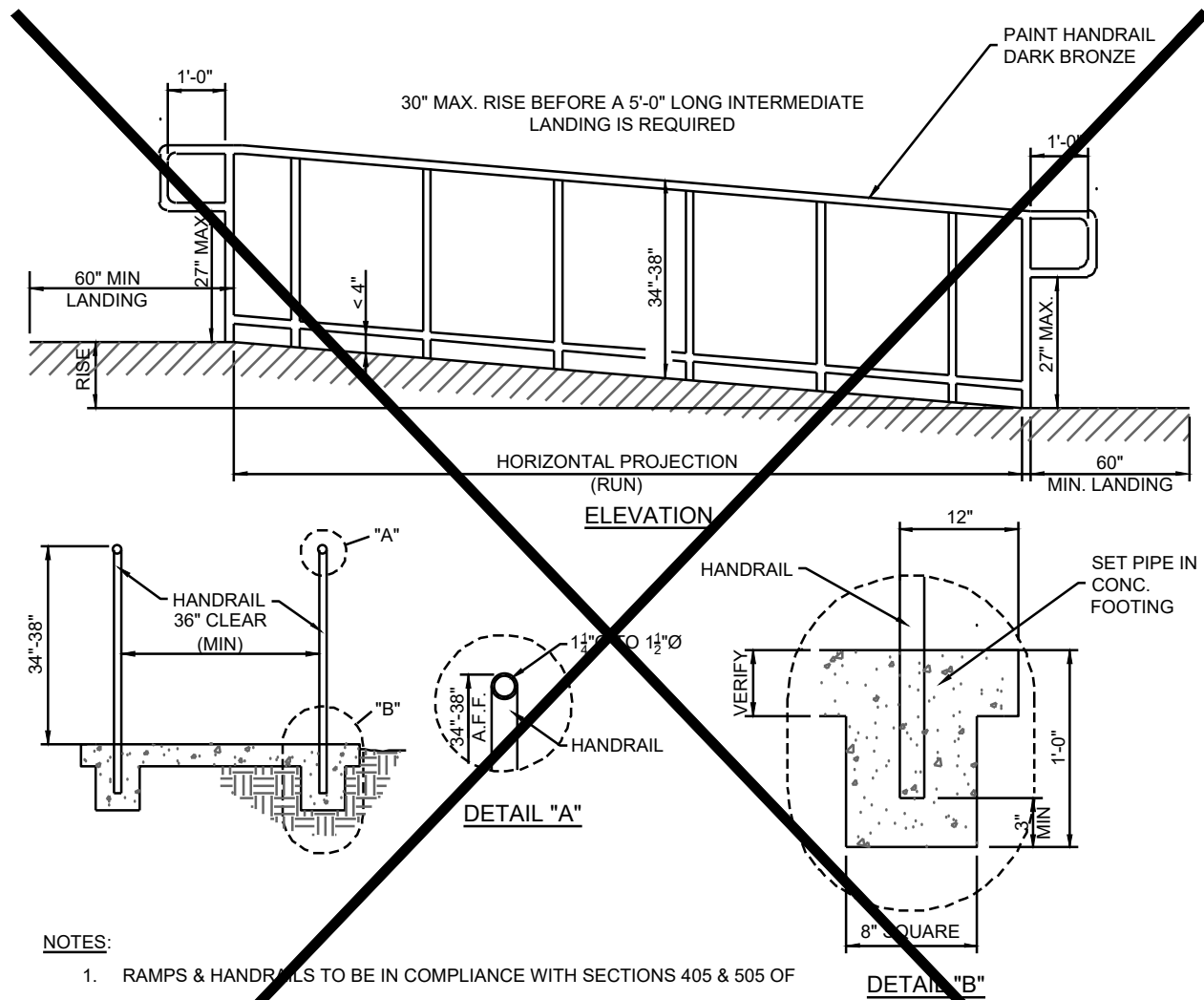
G M-4.18 MOUNTABLE CURB & GUTTER



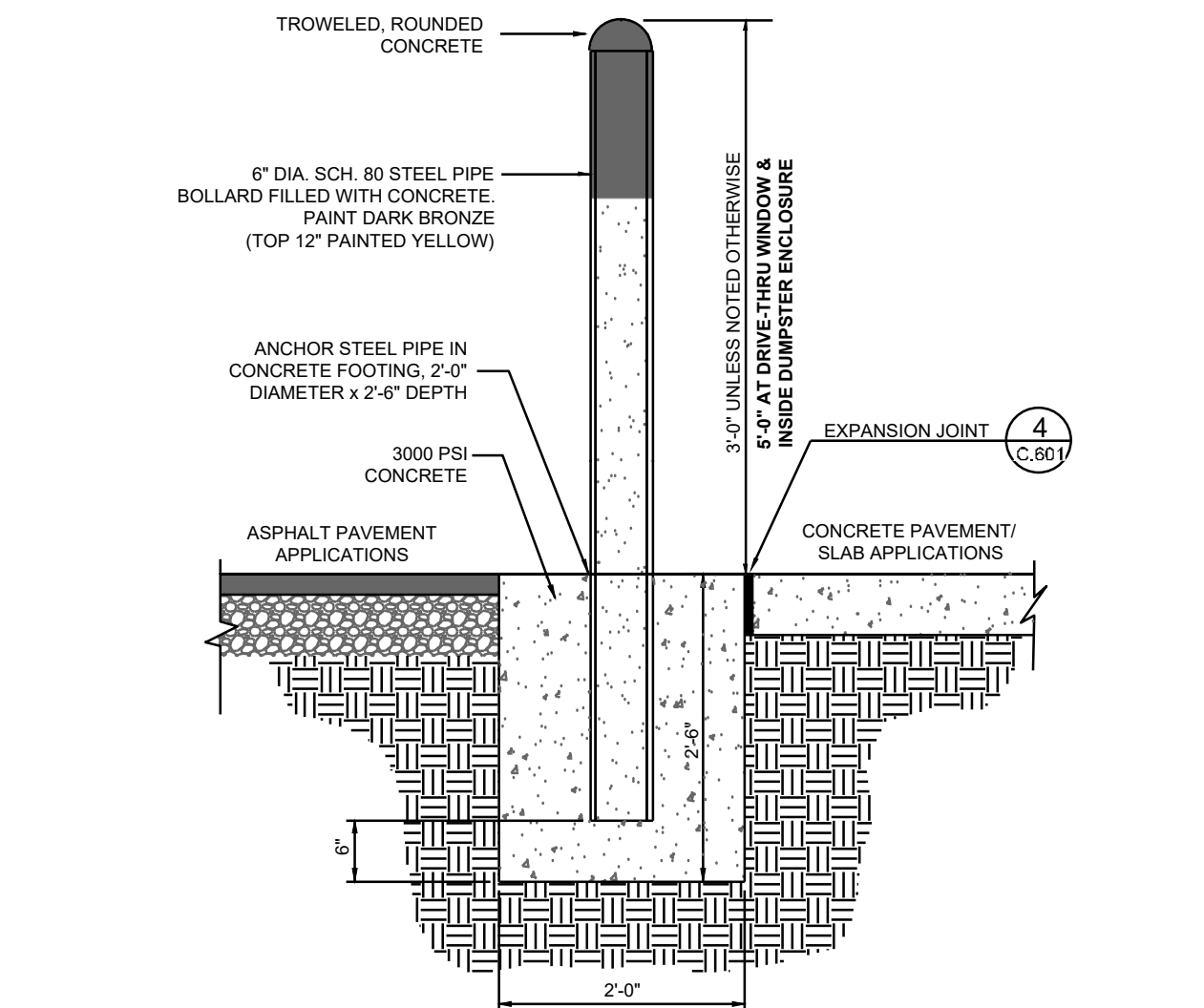
2 DETECTABLE WARNING DEVICE
C.601 NOT TO SCALE



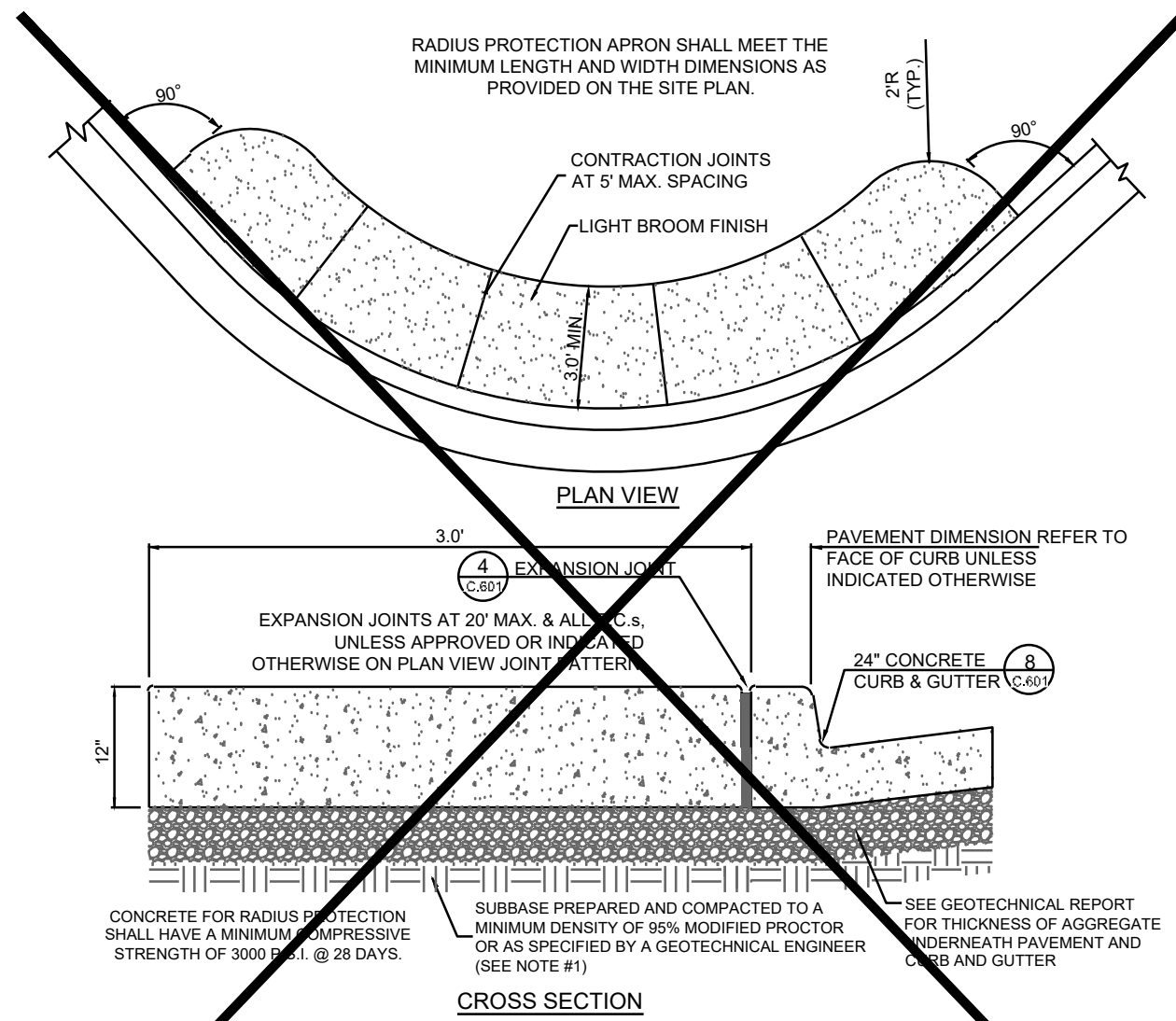
6 ENTRY DOOR FROST SLAB DETAIL
C.601 NOT TO SCALE



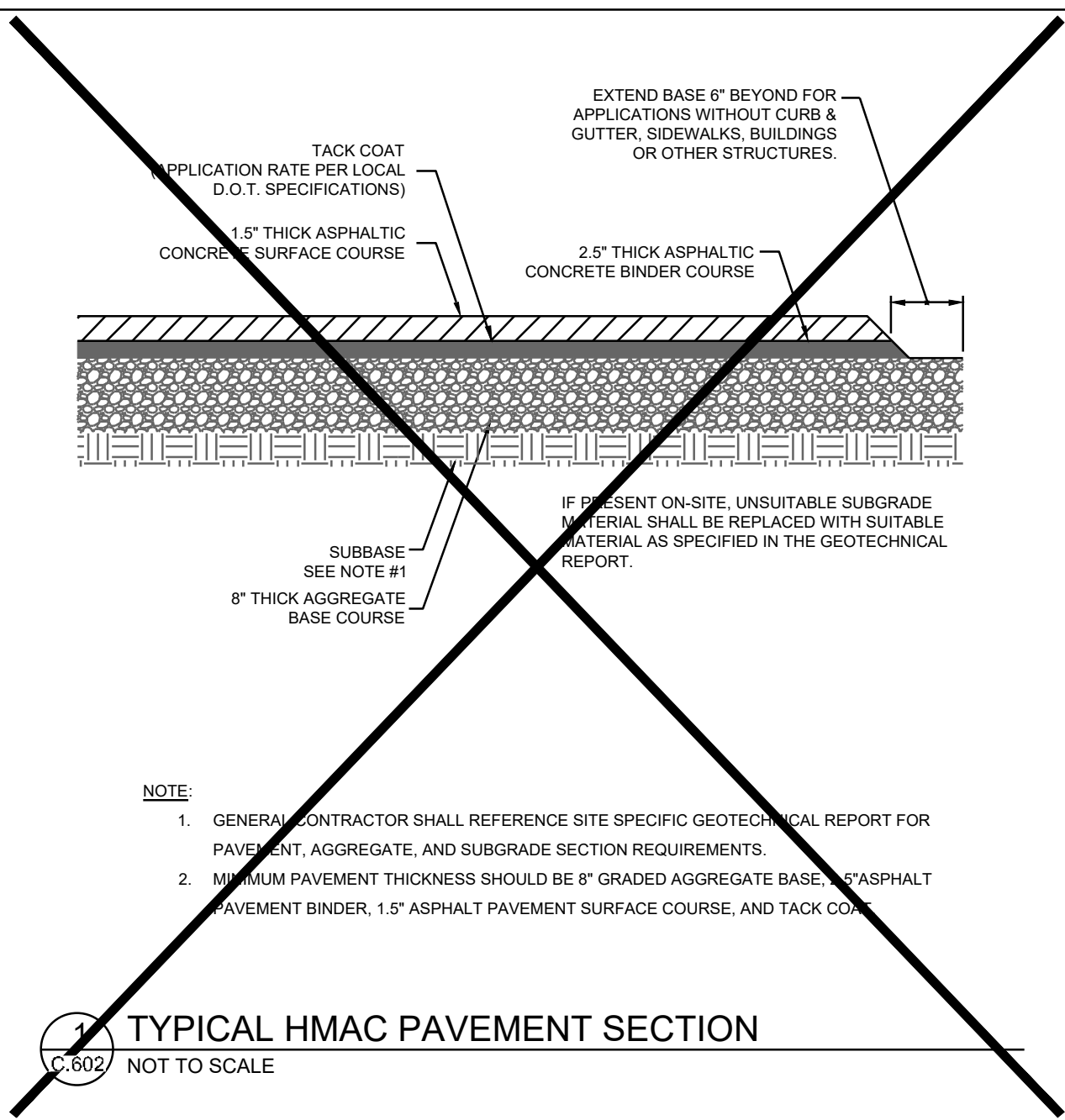
3 TYPICAL ADA RAMP & HANDRAIL
C.601 NOT TO SCALE



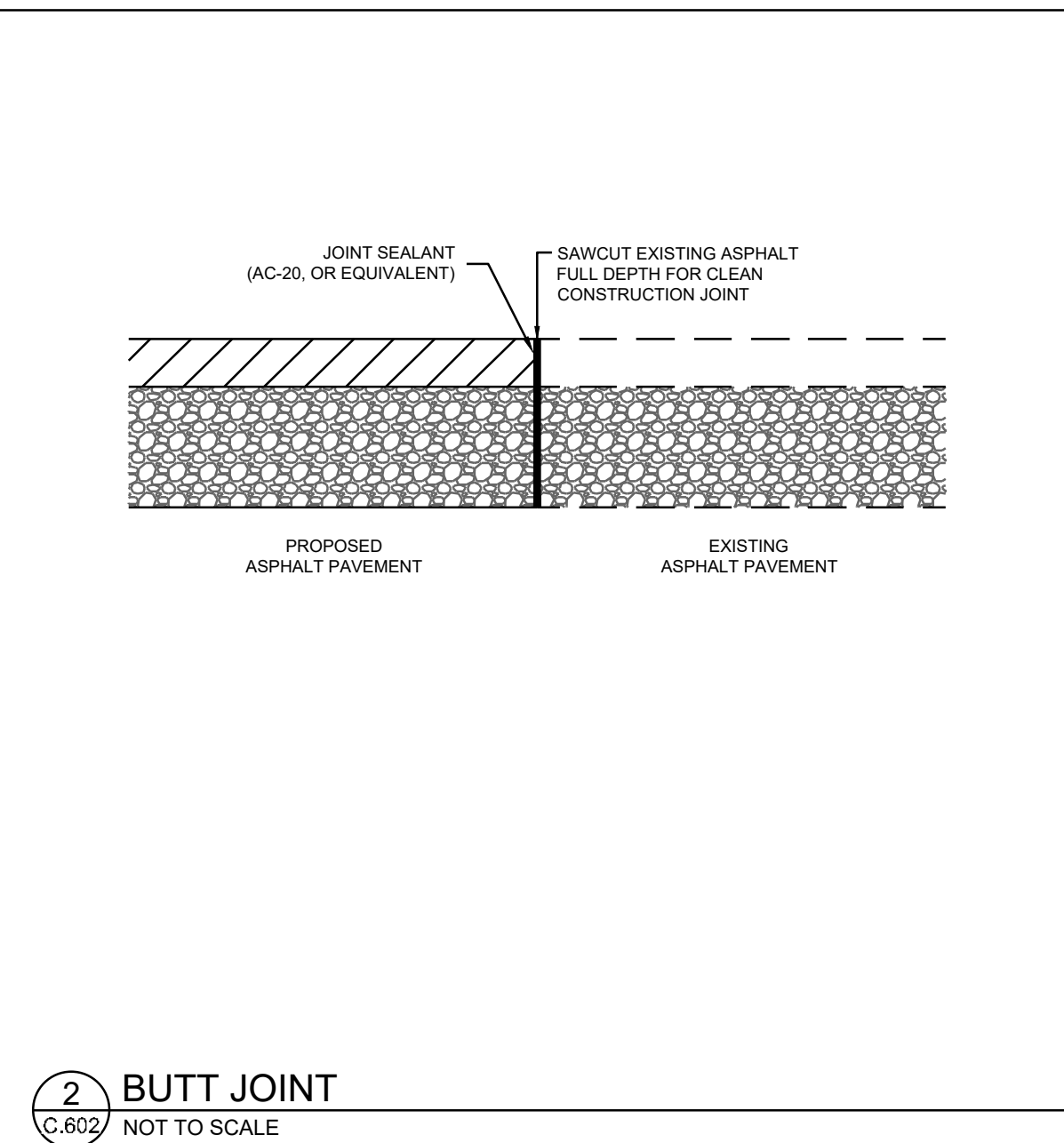
7 CONCRETE BOLLARD
C.601 NOT TO SCALE



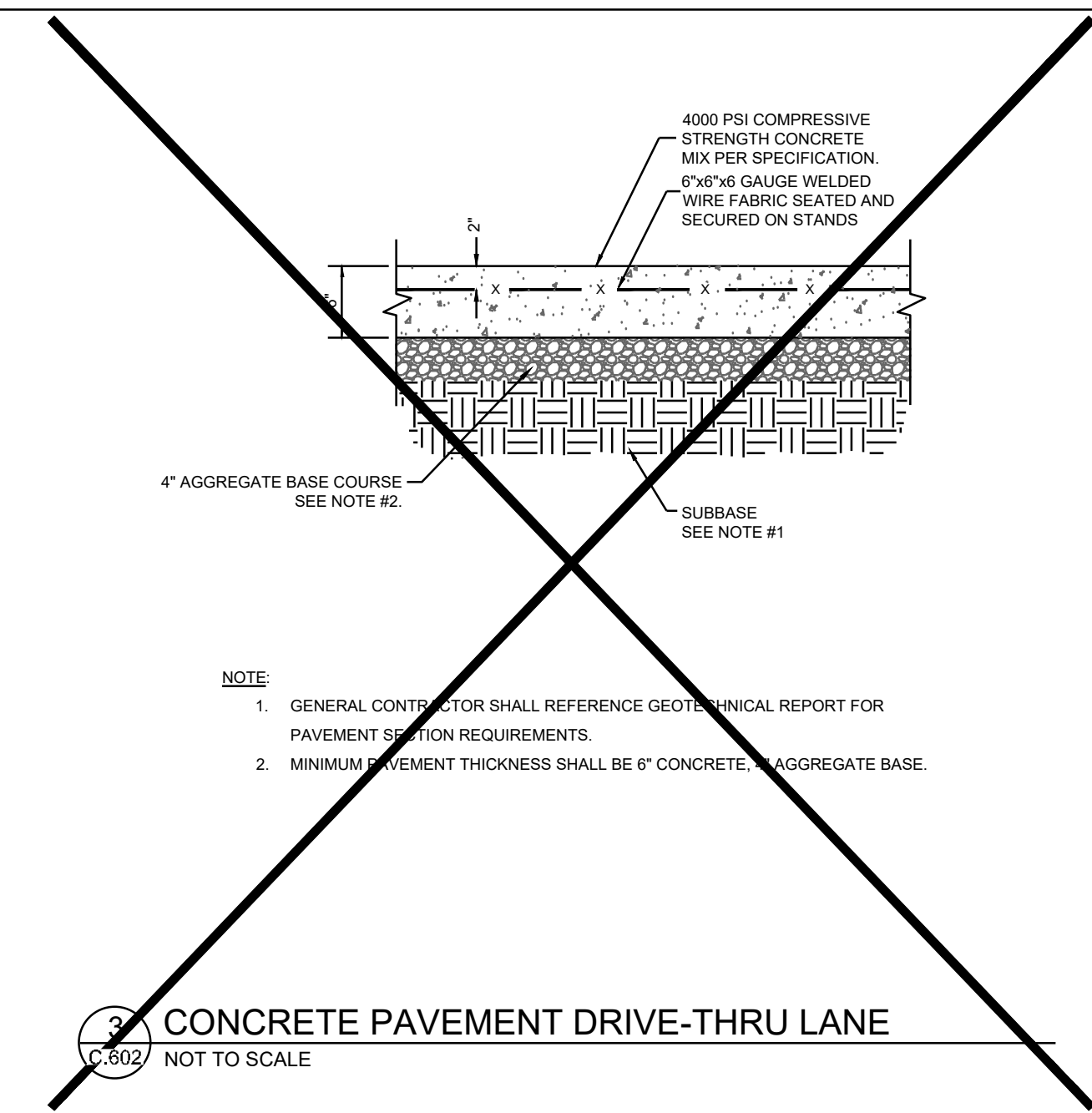
9 LANDSCAPE & IRRIGATION PROTECTOR
C.601 NOT TO SCALE



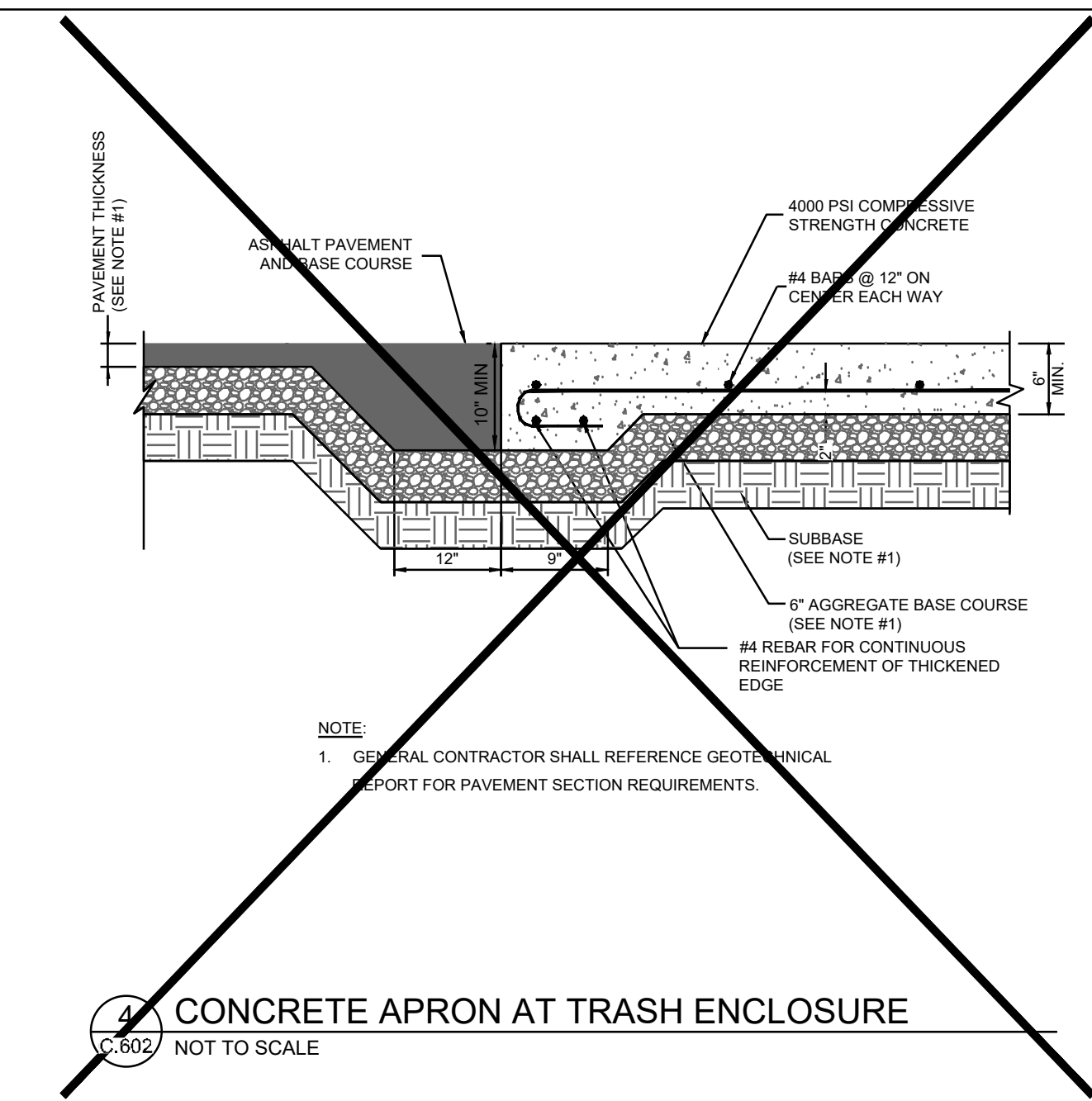
1 TYPICAL HMAC PAVEMENT SECTION
C.602 NOT TO SCALE



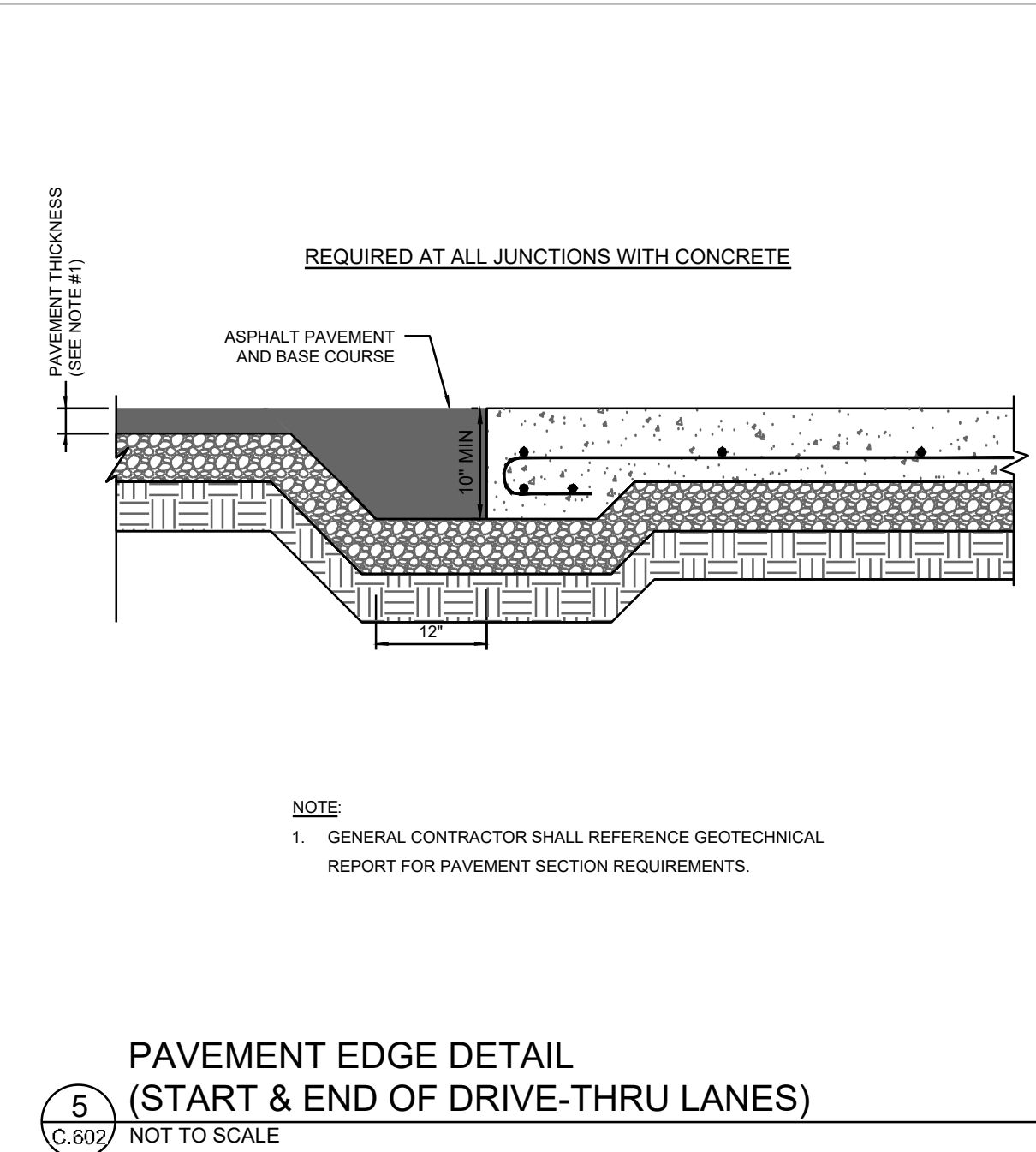
2 BUTT JOINT
C.602 NOT TO SCALE



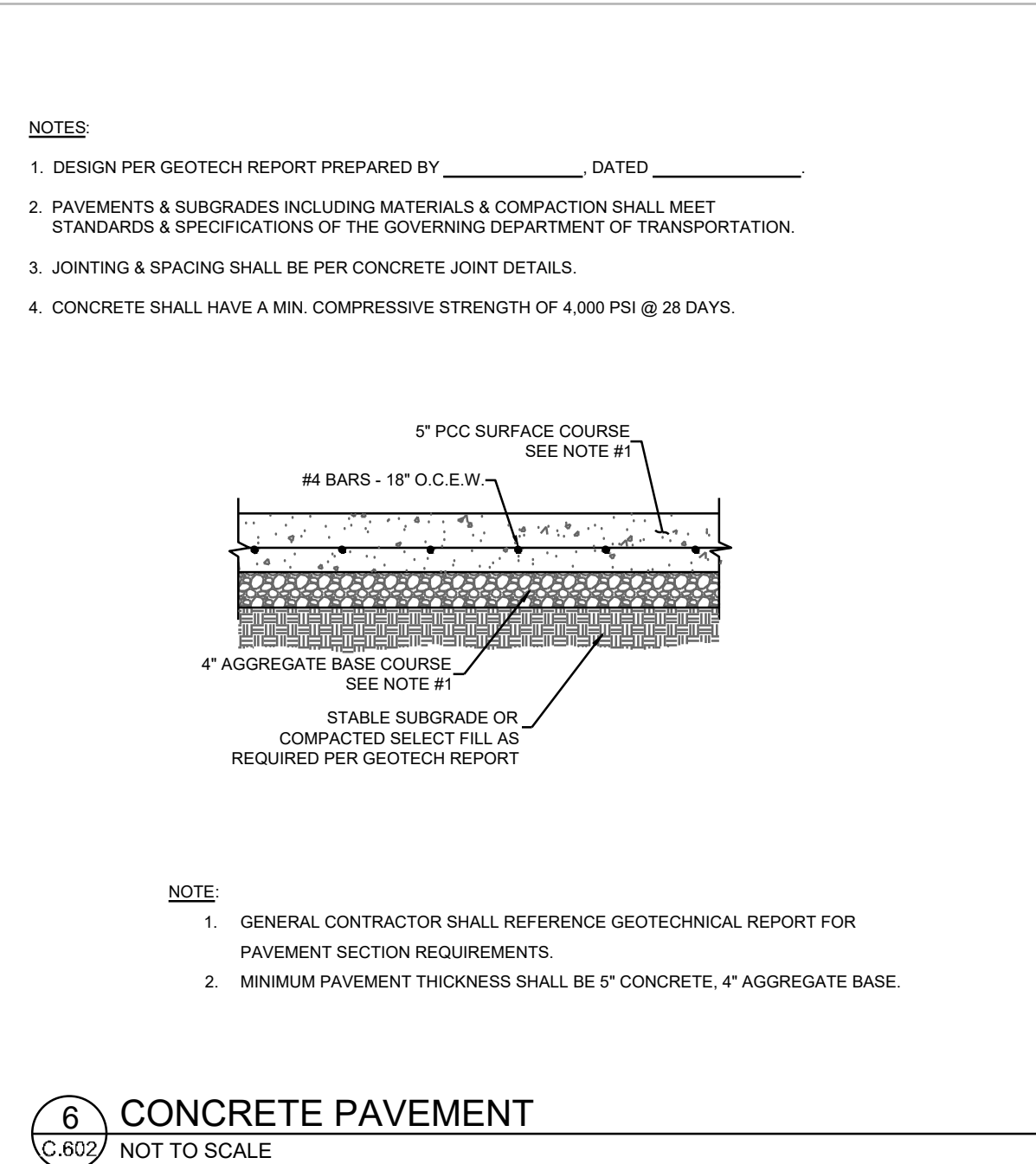
3 CONCRETE PAVEMENT DRIVE-THRU LANE
C.602 NOT TO SCALE



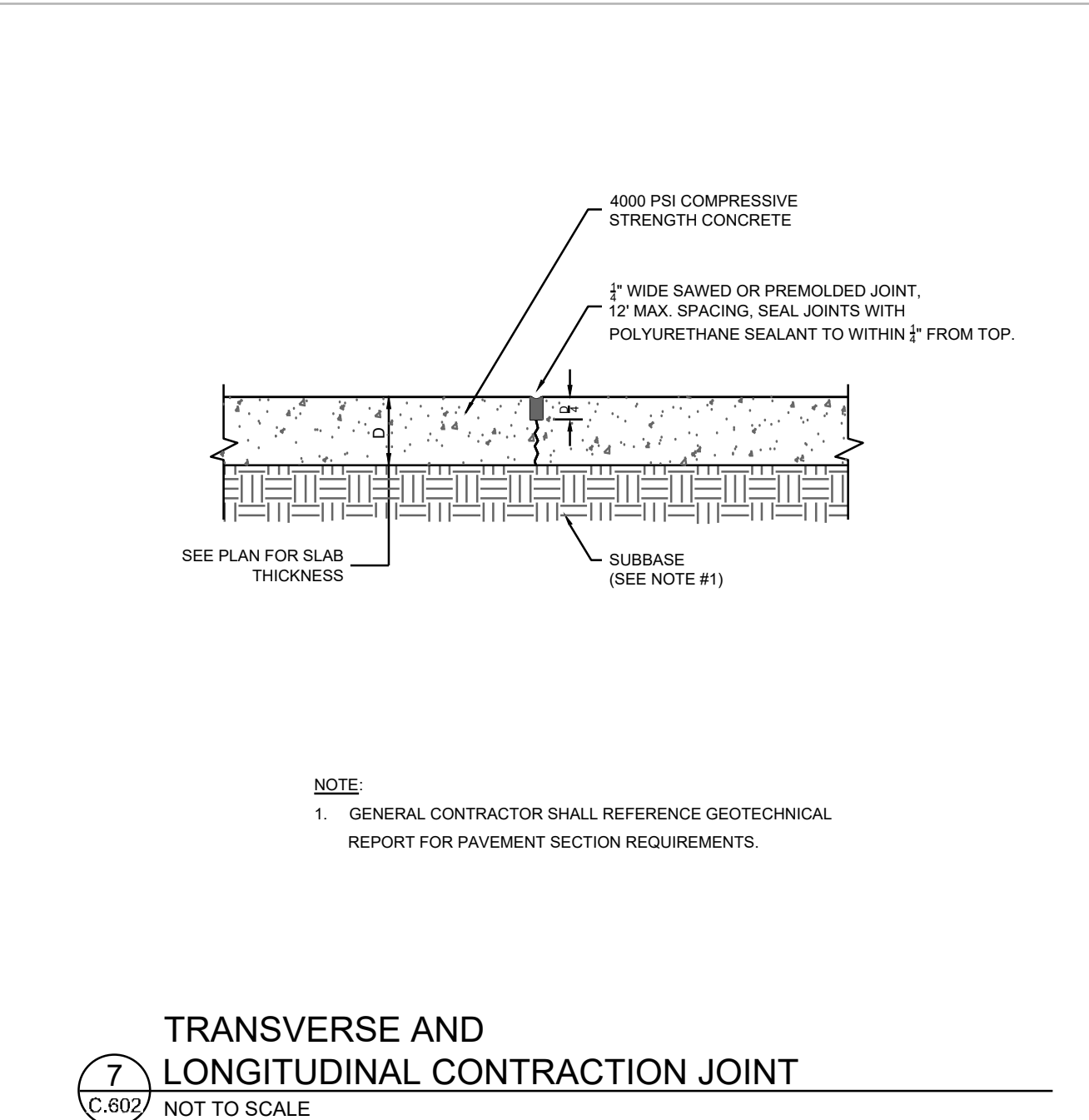
4 CONCRETE APRON AT TRASH ENCLOSURE
C.602 NOT TO SCALE



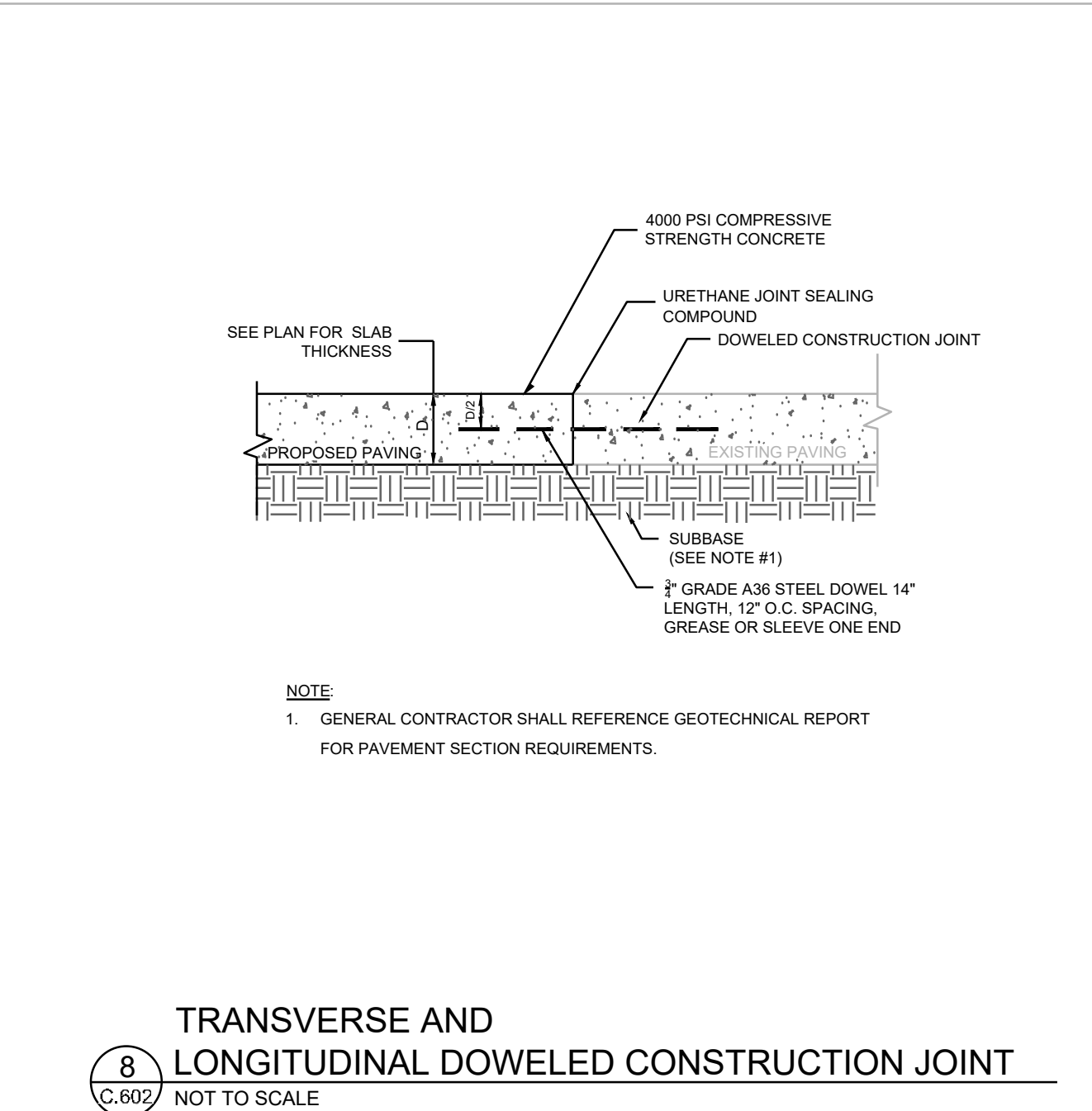
5 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
C.602 NOT TO SCALE



6 CONCRETE PAVEMENT
C.602 NOT TO SCALE

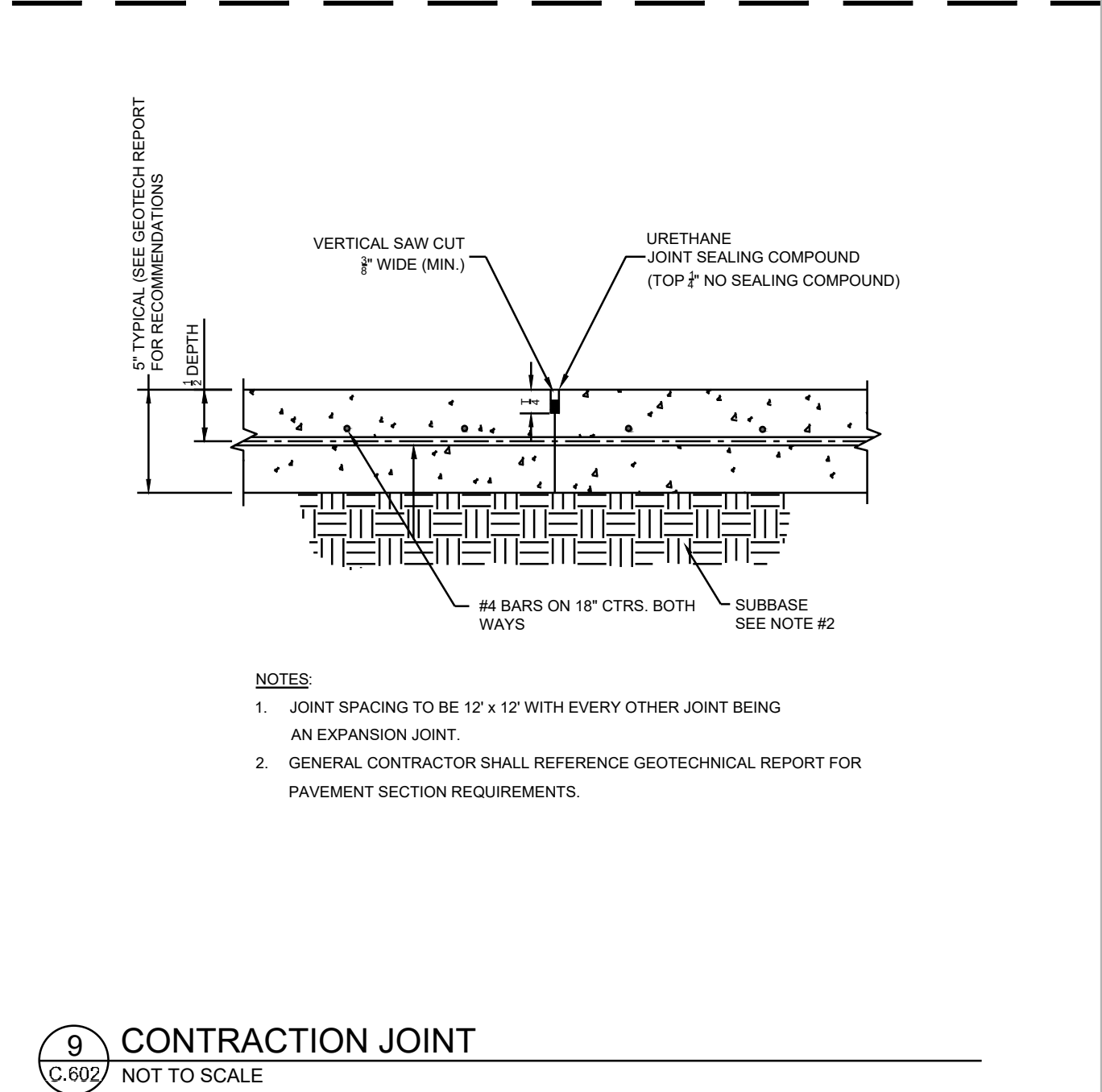


7 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
C.602 NOT TO SCALE

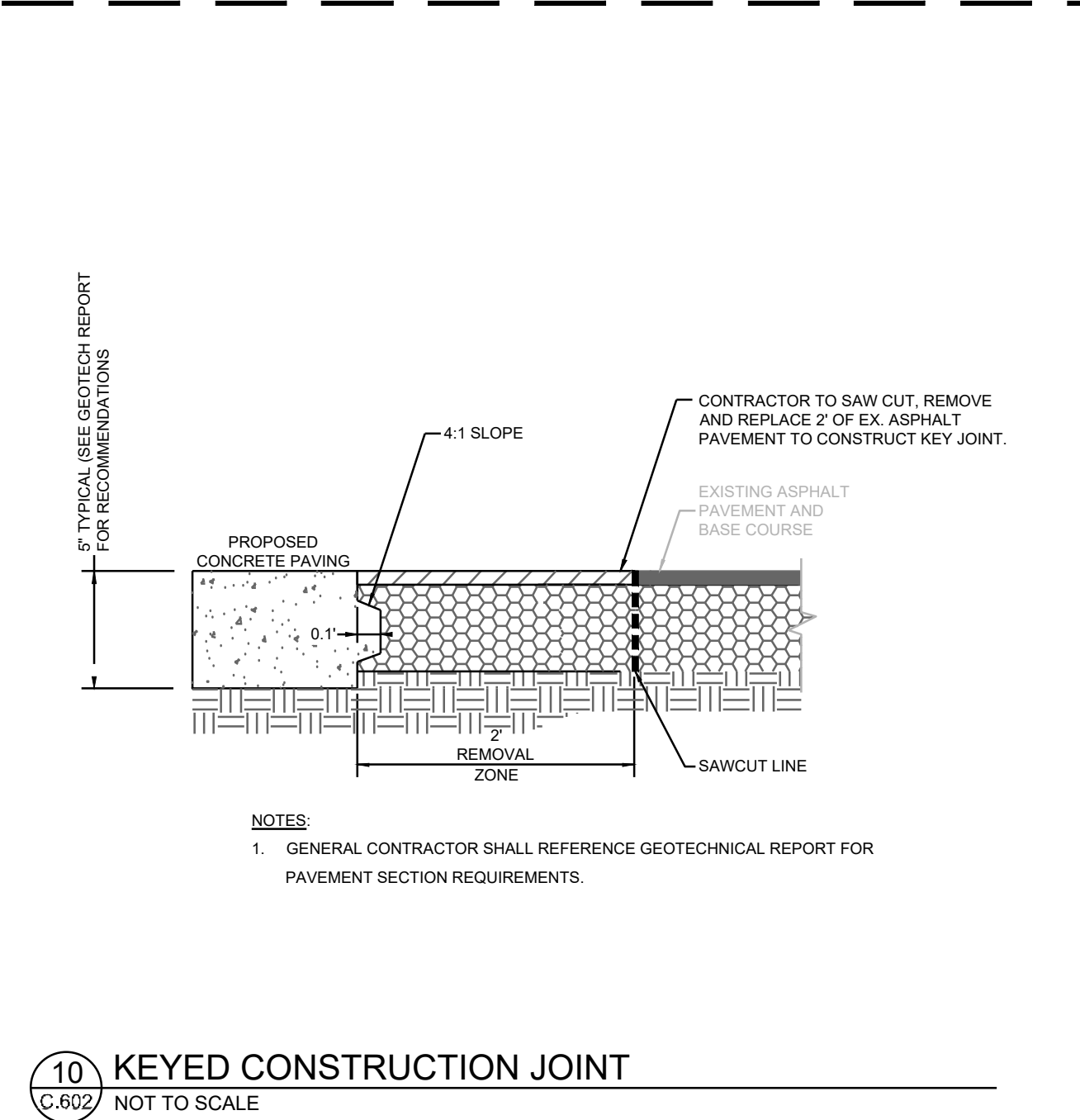


8 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C.602 NOT TO SCALE

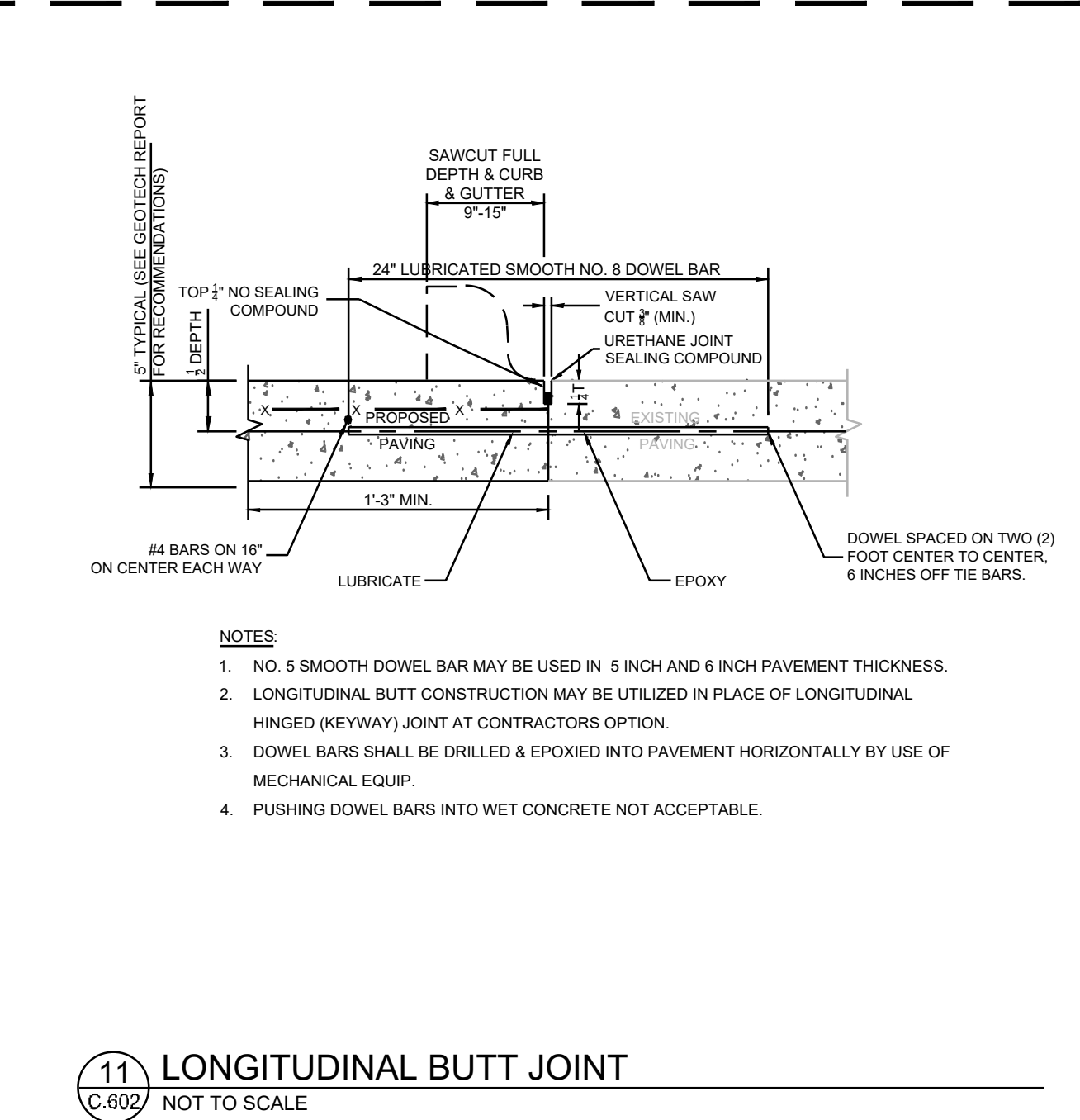
THESE DETAILS APPLY TO CONCRETE PAVED LOTS



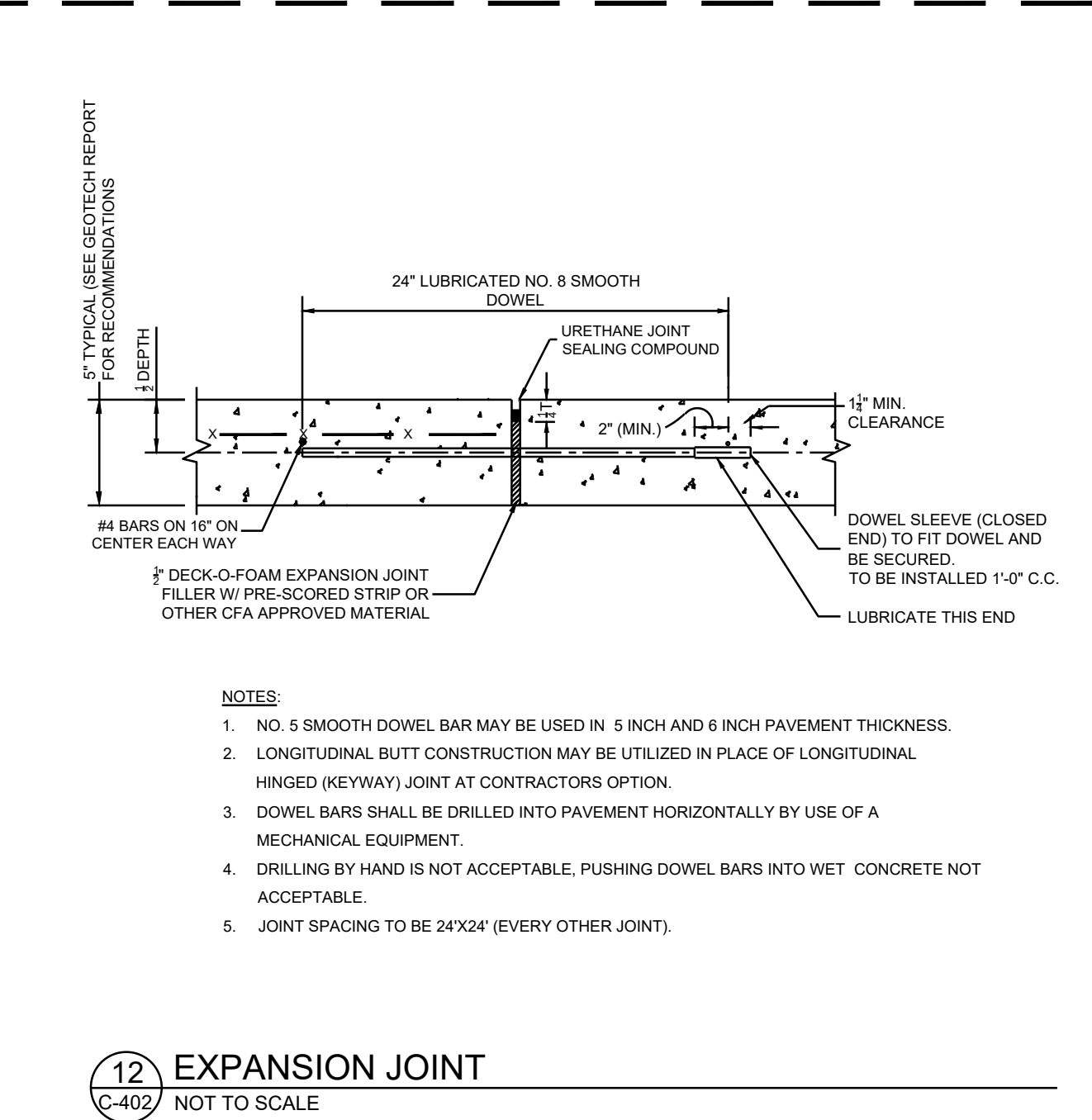
9 CONTRACTION JOINT
C.602 NOT TO SCALE



10 KEYED CONSTRUCTION JOINT
C.602 NOT TO SCALE

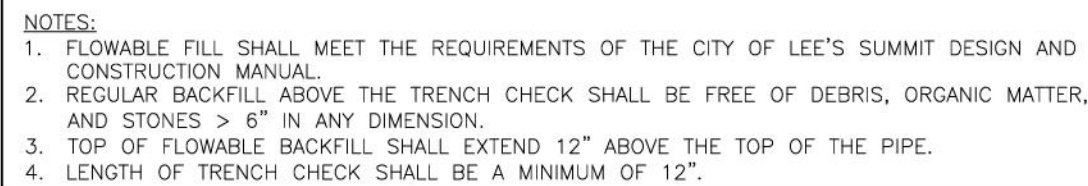


11 LONGITUDINAL BUTT JOINT
C.602 NOT TO SCALE

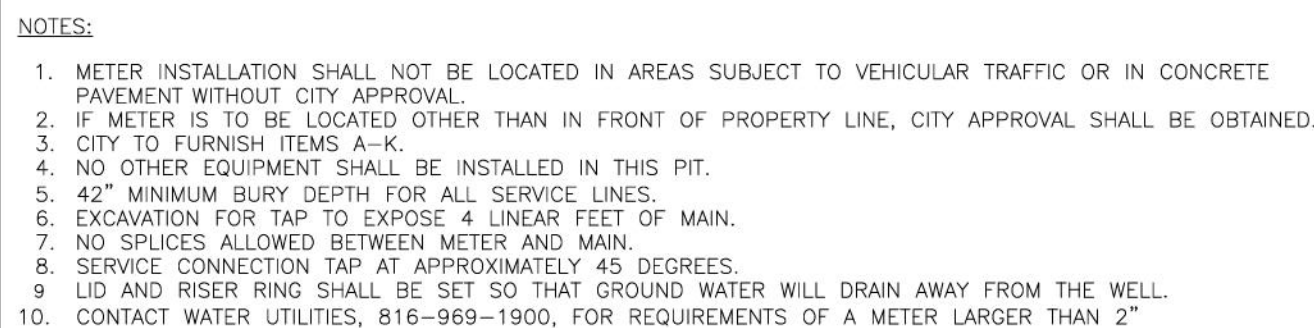


12 EXPANSION JOINT
C.602 NOT TO SCALE

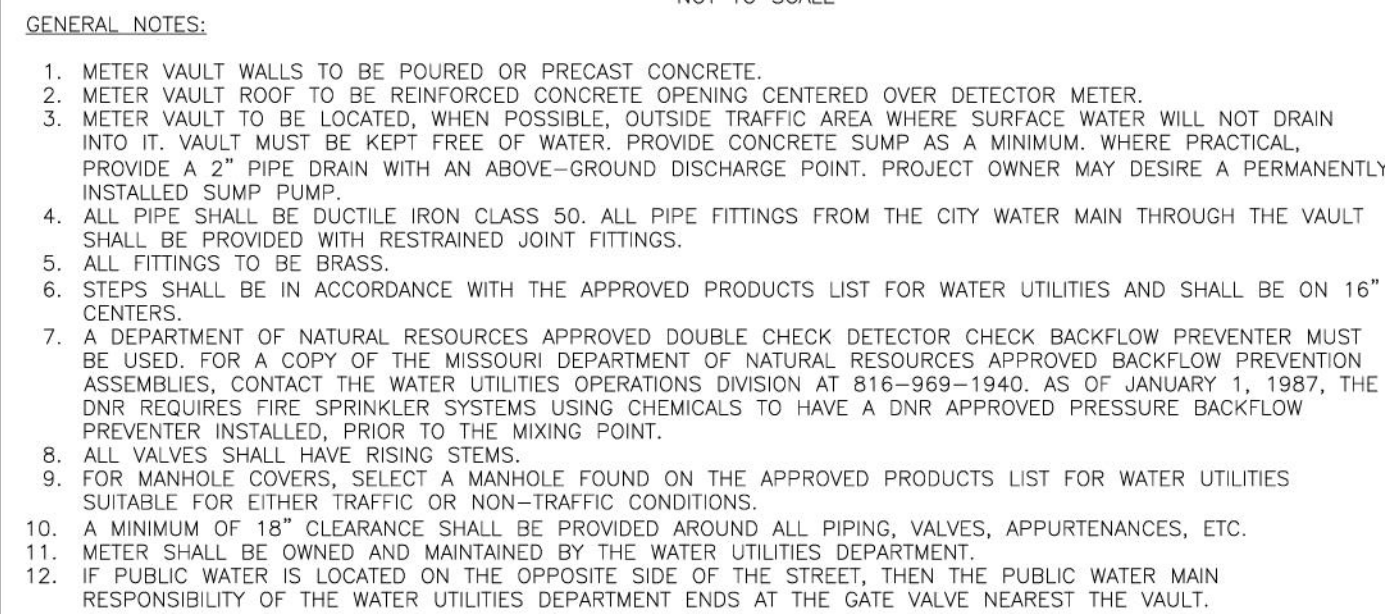




Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-6



Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-11



Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-12

MINIMUM 6'0" ABOVE FINISH GRADE

R7-8 HANDICAP SIGN (WHITE W/GREEN LETTERING)

R7-8P HANDICAP VAN ACCESSIBLE SIGN WERE REQUIRED

MOUNT ON ADJACENT BUILDING OR PROVIDE A 2" INSIDE DIA. SCHED. 40 GALV. STEEL POLE

FINISHED GRADE

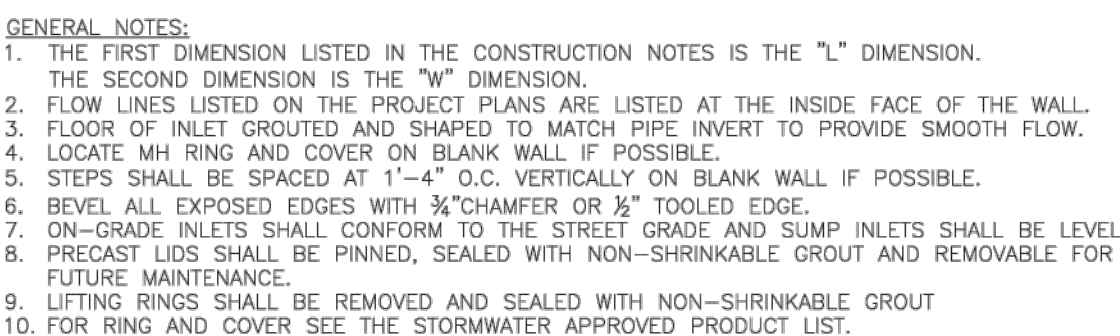
12" DIA. x 24" DEEP CONCRETE FOOTING

ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 673-9888 F: (816) 673-9849

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

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STEEL FRAME NOTES:

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-7B PRIMER (GRAY) OR EQUAL.



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
OF LEE'S SUMMIT, MO
MIT, JACKSON COUNTY, MO
CURB INLET DETAIL

Drawn By: MUF
Checked By: DL
Date: 05/2021
Proj. #:

STM-1



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

DATE:	04/30/2024
DRAWN BY:	CNS
CHECKED BY:	MJF
DWG No.	

STM-6



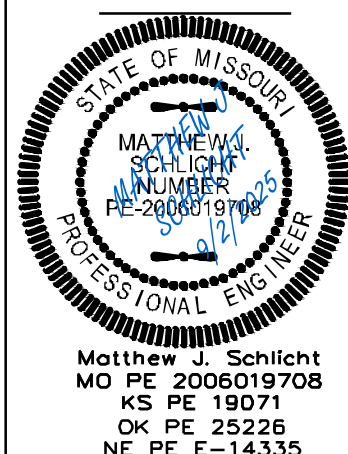
STORM MANHOLE FRAME DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL
DWC

Project: FDP, Lot 8

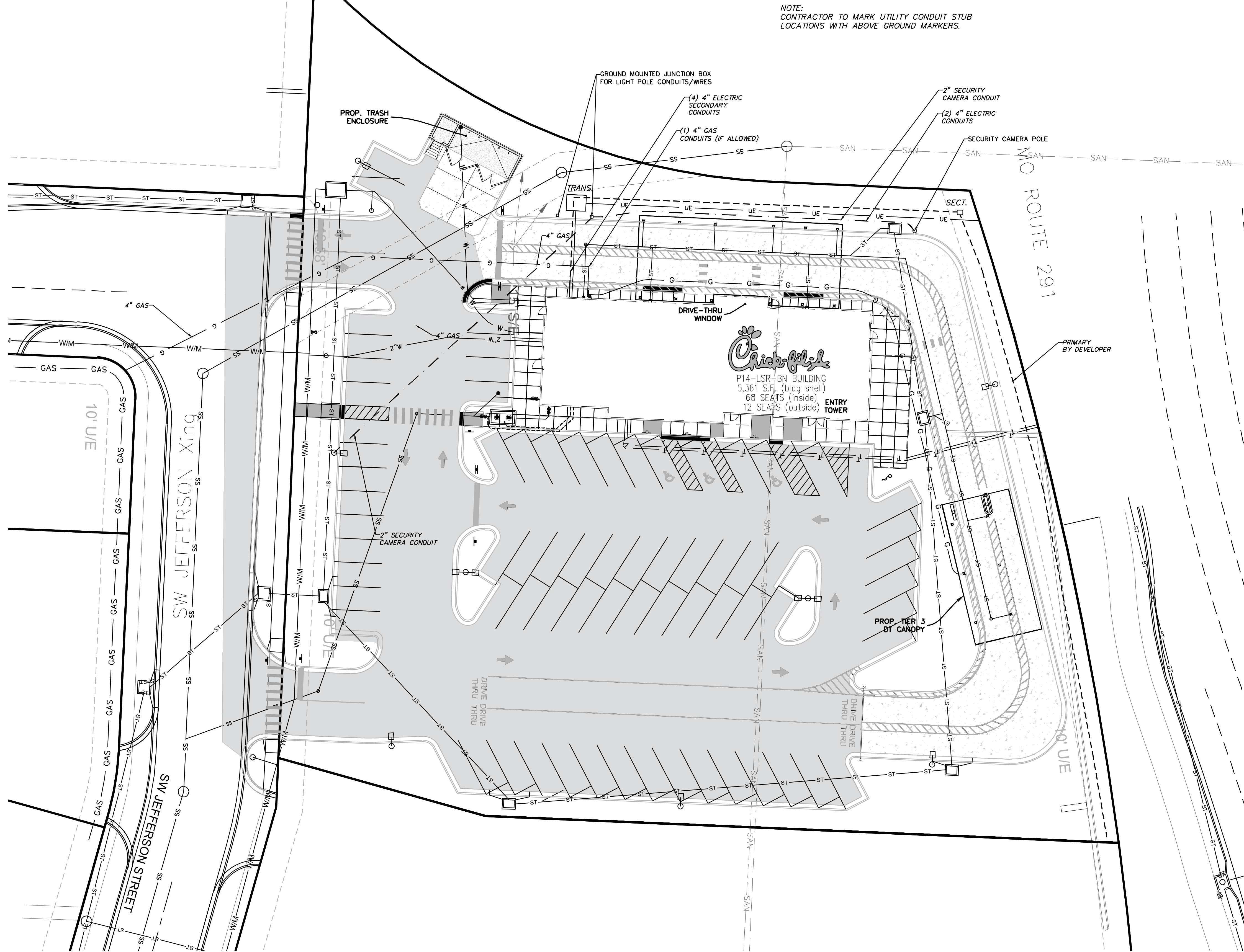
Issue Date: December 2, 2024

Standard Details
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



REVISIONS

1	REV. 6/2/2025
2	REV. 6/23/2025
3	REV. 7/7/2025
	REV. 8/5/2025
	Chick-Fil-A Comm
	REV. 9/2/2025
	Chick-Fil-A Comm



NOTE:
CONTRACTOR TO MARK UTILITY CONDUIT STUB
LOCATIONS WITH ABOVE GROUND MARKERS.

Chick-fil-A
P14-LSR-BN BUILDING
5,361 S.F. (bldg shell)
68 SEATS (inside)
12 SEATS (outside)



0 20'
1" = 20'
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

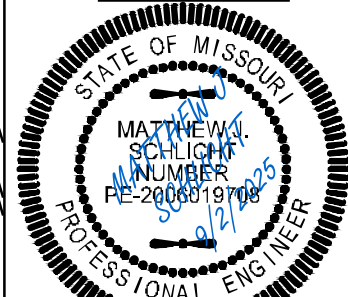


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
FDP, Lot 8
Issue Date:
December 2, 2024

Secondary Utility Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



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

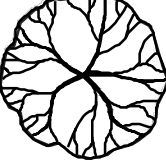
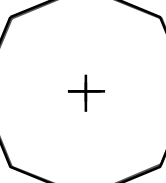
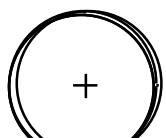
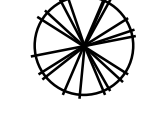
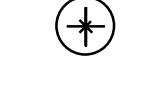
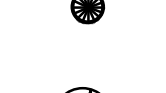
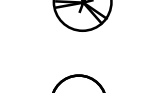
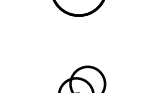
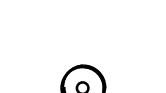
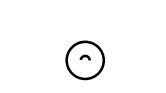
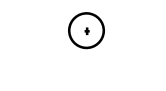
REVISIONS	
REV. 6/2/2025	
REV. 6/23/2025	
REV. 7/7/2025	
REV. 8/5/2025	
REV. 9/2/2025	
REV. 9/2/2025	

Click-Fil-A Comments
Click-Fil-A Comments

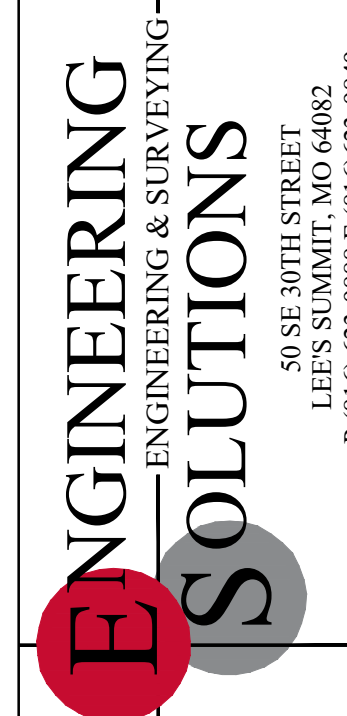
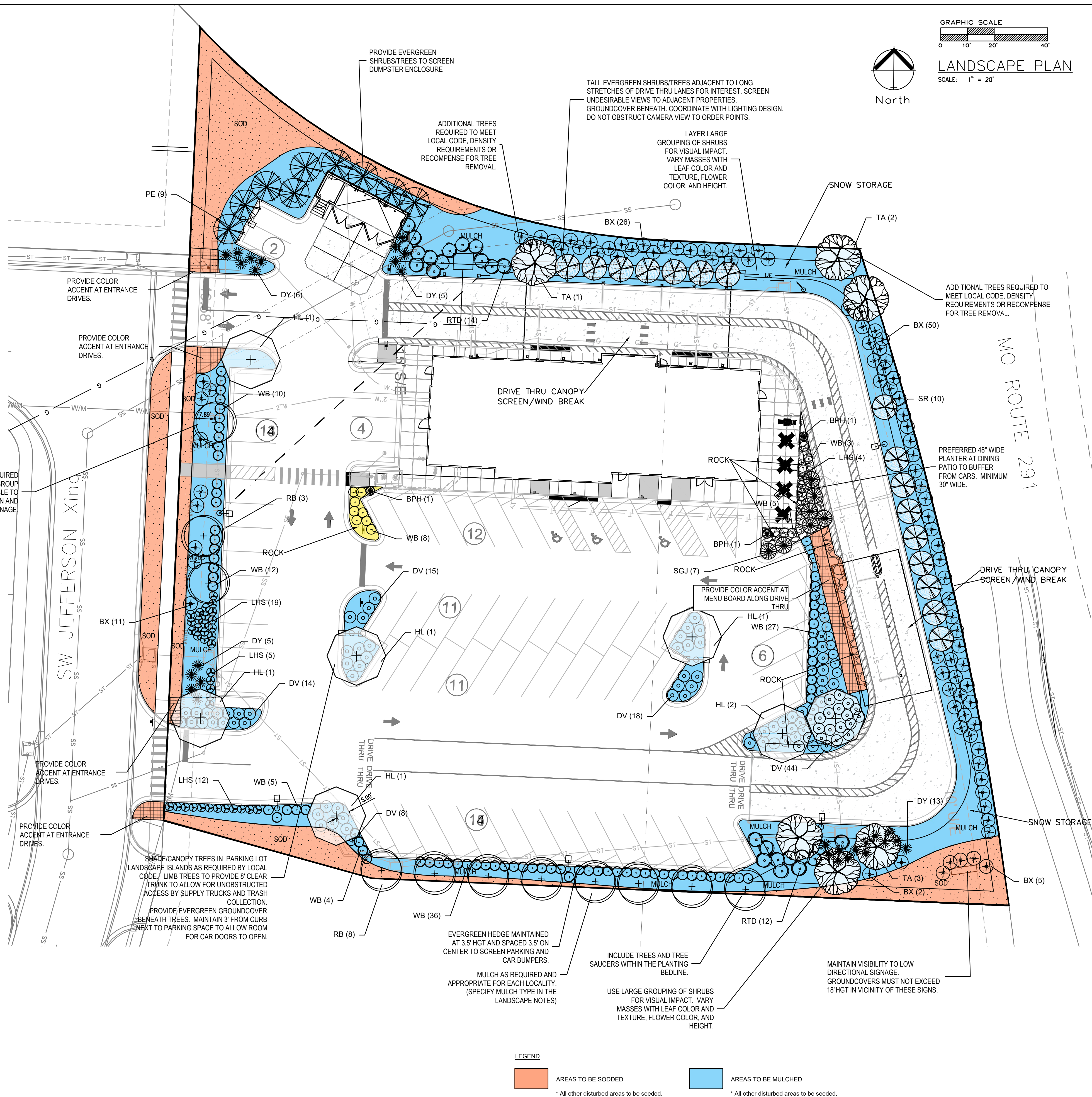
LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
8.790.A.1 Street Frontage Trees (SW Jefferson Xing)	1 tree per 30 feet of street frontage	147 ft. of street frontage /30= 5 trees required	5 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW Jefferson St.)	1 shrub per 20 feet of street frontage	147 ft. of street frontage /20= 8 shrubs required	Requirement met
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area, excludes single family and duplex developments, excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq. ft. of bldg.= 68,161 sq. ft. /5,000 x 2 = 28 shrubs	Requirement met
8.790.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq. ft. of bldg.= 68,161 sq. ft. /5,000 = 14 trees	Requirement met
8.810. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	39,667 sq. ft. of parking area x .05 = 1,983 sq. ft. of landscape parking lot islands required	2,036 sq. ft.
8.820. Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	127 linear feet/40 x 12 38 shrubs required.	Requirement met
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

PLANTING SCHEDULE:

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

SYMBOL	QUANT.	CODE	NAME	SIZE
	6	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
	7	HL	SKYLINE HONEYLOCUST GLEDTISIA TRIANTHOS "SKYLINE"	3.0" CAL
	11	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
	10	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' Ht.
	9	PE	PINUS ECHINATA SHORTLEAFED PINE TREE	8' Ht.
	92	BX	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gallon Pot
	7	SGJ	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gallon Pot
	3	BPH	Ilex x meserveae 'Blue Princess' Blue Princess Holly	5 Gallon Pot
	40	LHS	Itea virginica 'Little Henry' Little Henry Sweetspire	5 Gallon Pot
	26	RTD	Cornus Stolonifera 'Farrow' Arctic Fire Redtwig Dogwood	5 Gallon Pot
	--	QH	Hydrangea paniculata 'Quickfire' Quickfire Hydrangea	5 Gallon Pot
	107	DV	Viburnum plicatum tomentosum 'Shasta' Shasta Doublefile Viburnum	5 Gallon Pot
	--	DAS	Picea Glauca 'Dwarf Alberta' Dwarf Alberta Spruce	5 Gallon Pot
	--	AZ	Asalea 'Hot Shot' Hot Shot Azalea	5 Gallon Pot
	13	DY	Taxus x media 'Densiflora' Densiflora Yew	5 Gallon Pot
	108	WB	Buxus microphylla 'Wintergreen' WINTERGREEN BOXWOOD	5 Gallon Pot

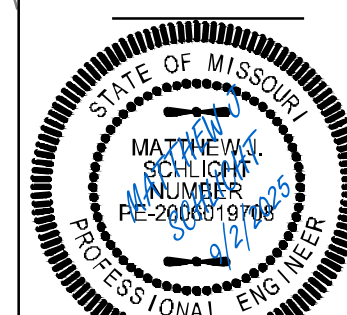
PROVIDE STREET TREES AS REQUIRED ALONG PUBLIC ROAD FRONTAGE. GROUP OR CLUSTER WHEN POSSIBLE TO MAXIMIZE VISIBILITY TO MAIN SIGN AND BUILDING SIGNAGE.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6284
Nebraska
Engineering CA2821

Project: Lot 8
FDP: Lot 8
Issue Date: December 2, 2024

LANDSCAPE PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

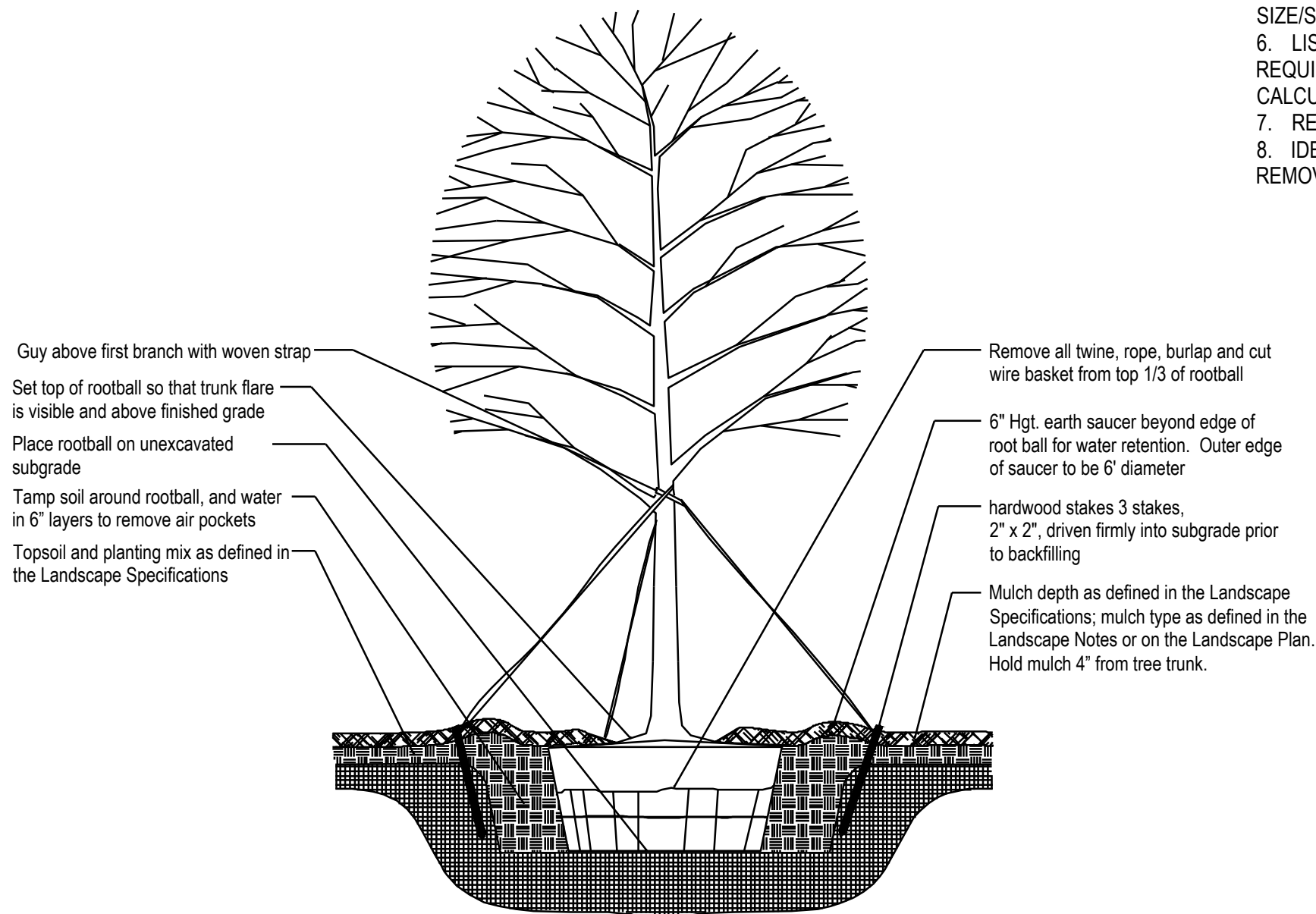


Matthew J. Schlicht
MO PE 2006019708
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REVISIONS
REV. 6/2/2025
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REV. 8/5/2025
Click-Fill-A Comments
REV. 9/2/2025
Click-Fill-A Comments

LANDSCAPE PLAN DESIGN CHECKLIST

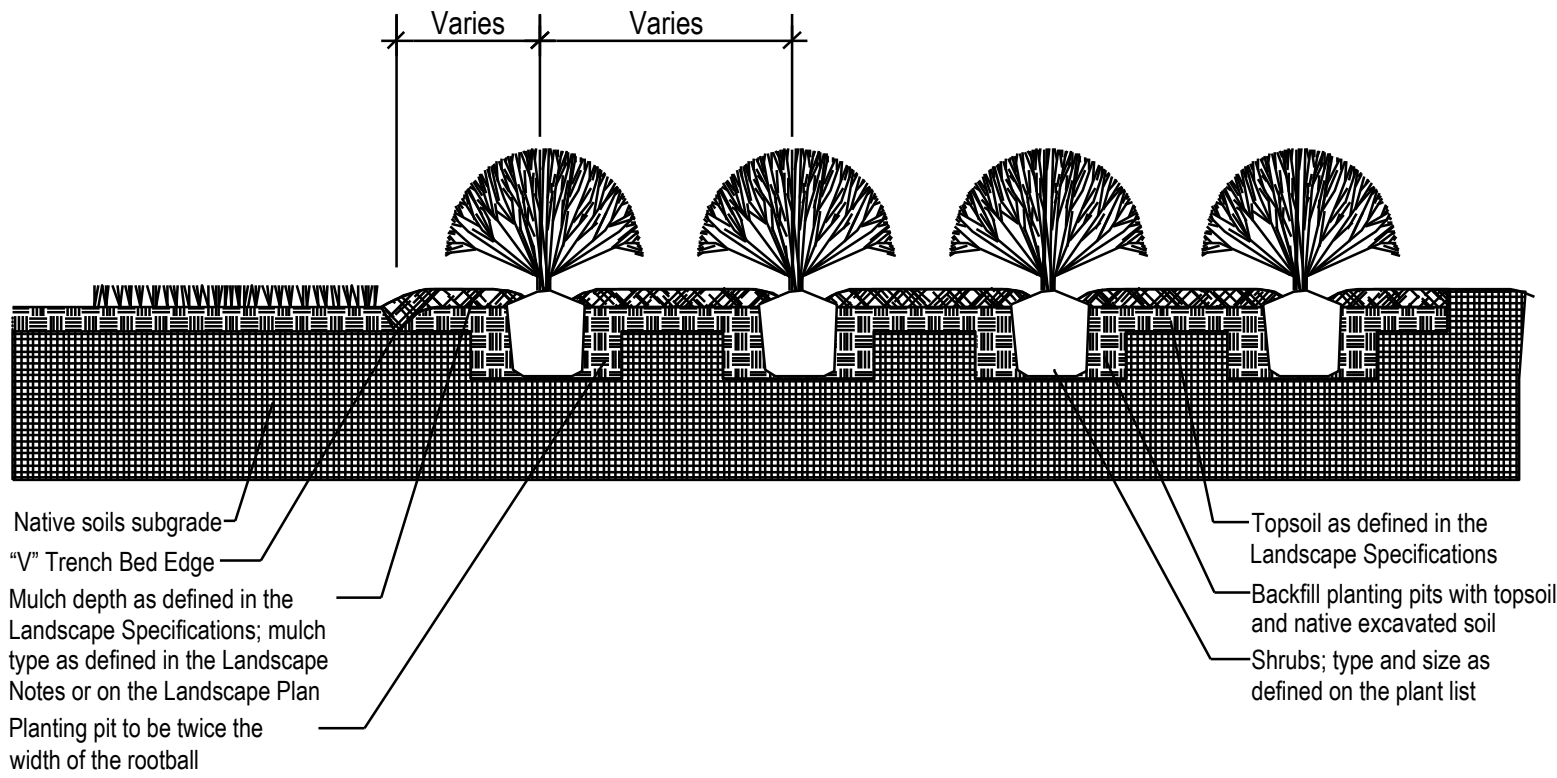
1. LANDSCAPE PLAN TO BE DRAWN AT 1"=20'-0" ON A 24" X 36" SHEET ON A MOST CURRENT CHICK-FIL-A STANDARD TITLE BLOCK.
2. INCLUDE CHICK-FIL-A LOCATION ADDRESS IF AVAILABLE. STORE NUMBER, GRAPHIC SCALE, DATE, REVISED DATE, NORTHARROW AND NAME, ADDRESS AND PHONE NUMBER OF LANDSCAPE ARCHITECT. SIGN AND SEAL DRAWINGS AS APPROPRIATE.
3. LABEL ADJACENT ROADWAYS.
4. LABEL EACH GROUP OF PLANTS ON THE LANDSCAPE DESIGN WITH QUANTITY AND COMMON NAME. (AVOID USE OF ABBREVIATIONS)
5. SHOW A COMPLETE PLANT LIST IDENTIFYING QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE/SPECIFICATION (INCLUDING HGT AND SPREAD) AND SPACING.
6. LIST THE LANDSCAPE REQUIREMENTS FOR THE LOCAL MUNICIPALITY AND HOW THOSE REQUIREMENTS ARE SATISFIED. PROVIDE NECESSARY TABLES AND PERTINENT CALCULATIONS.
7. RESPOND TO DEVELOPER(S) REQUIREMENTS FOR LANDSCAPE AS APPROPRIATE.
8. IDENTIFY EXISTING TREES FROM THE TREE SURVEY AND SHOW WHETHER BEING SAVED OR REMOVED.
9. SHOW TREE PROTECTION FENCING LOCATION AS REQUIRED.
10. SHOW TREE PROTECTION FENCING DETAIL AS PER LOCAL CODES.
11. LIST ITEMS SPECIFIC TO THE SITE THAT WOULD BE NECESSARY TO KNOW
 - * POOR SOILS
 - * VEGETATION ON ADJACENT PROPERTIES THAT MAY IMPACT SIGNAGE OR PROPOSED LANDSCAPE
 - * FENCE OR EARTH BERM REQUIREMENTS AND WHO IS RESPONSIBLE FOR PROVIDING.
12. SHOW CHICK-FIL-A MAIN SIGNAGE AND MENU BOARDS AND INDICATE SIZE/HGT; REFER TO SIGN PACKAGE FOR THIS INFORMATION.
13. SHOW UTILITIES AND UTILITY EASEMENTS.
14. COORDINATE TREE LOCATIONS WITH LIGHTING DESIGNER.
15. SPECIFY MULCH TYPE WITHIN THE LANDSCAPE NOTES (#17 WITHIN LANDSCAPE NOTES).
16. LANDSCAPE PACKAGE SHALL INCLUDE THE FOLLOWING SHEETS: L-1.0 LANDSCAPE PLAN, L-1.1 LANDSCAPE DETAILS, L-1.2 LANDSCAPE SPECIFICATIONS AND MAINTENANCE, L-2.0 IRRIGATION PLAN, L-2.1 IRRIGATION DETAILS, AND L-2.2 IRRIGATION SPECIFICATIONS



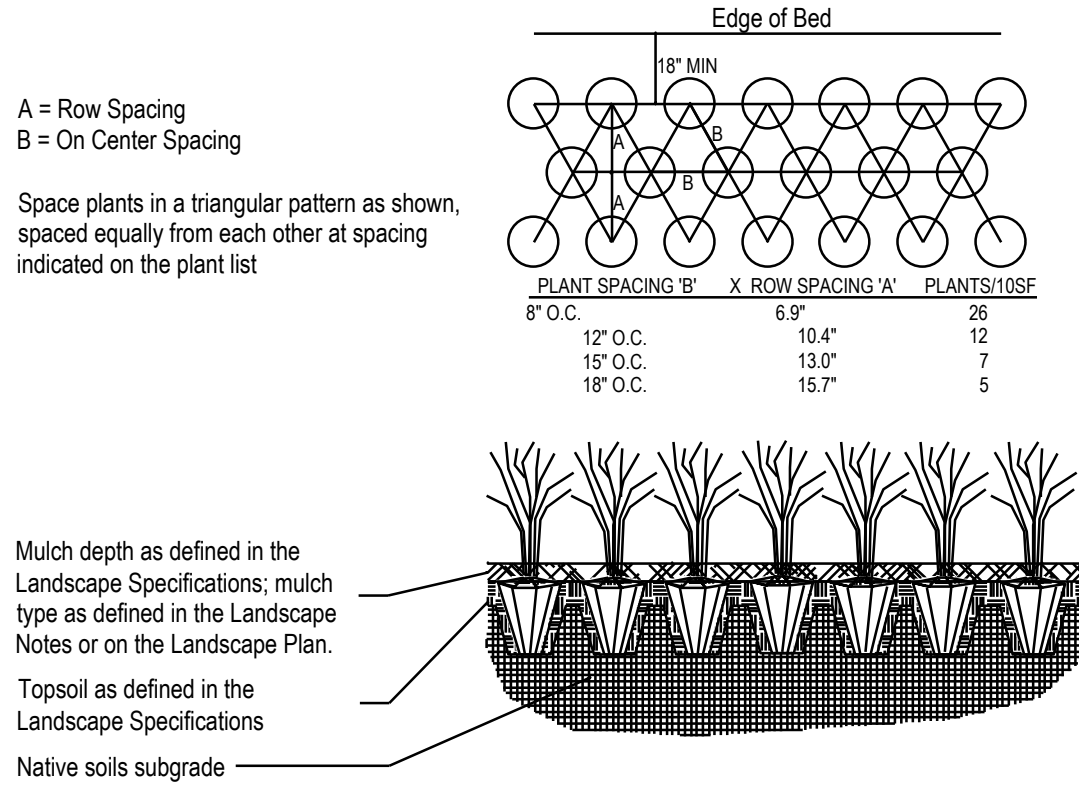
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4\"/>
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



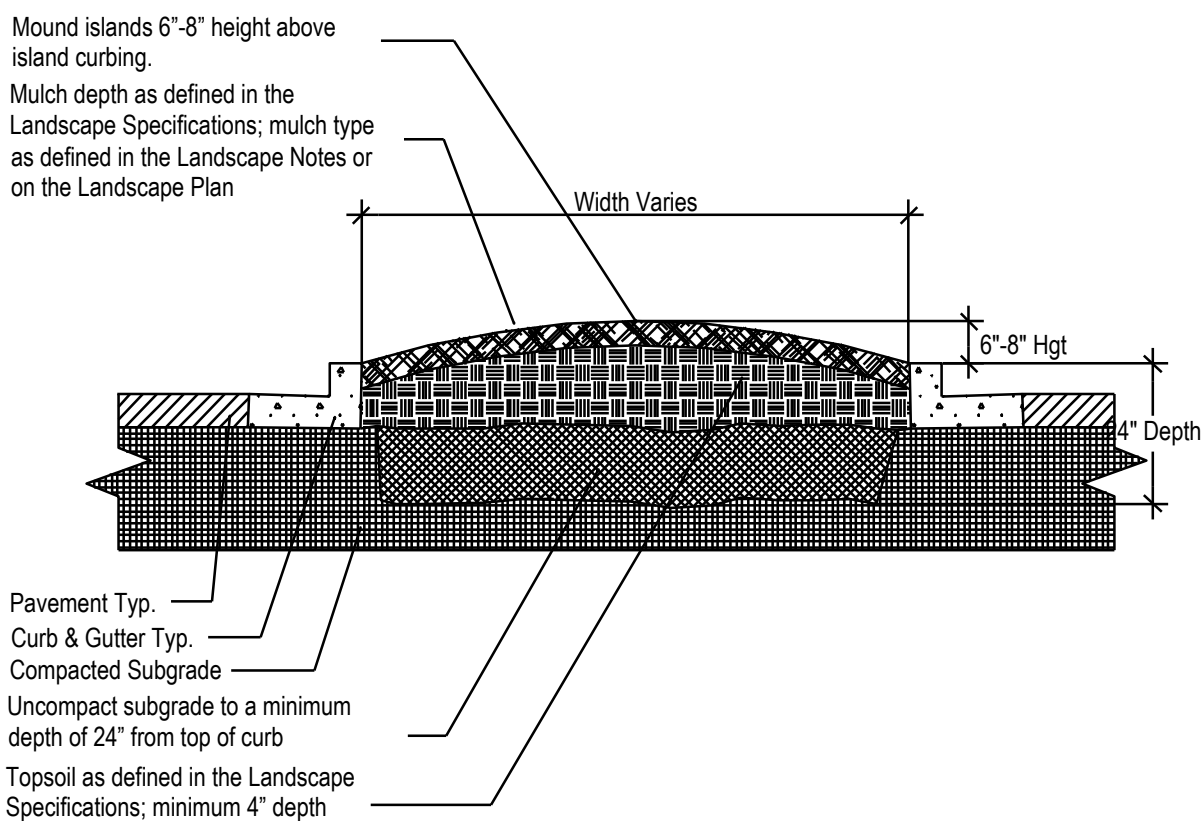
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24\"/>

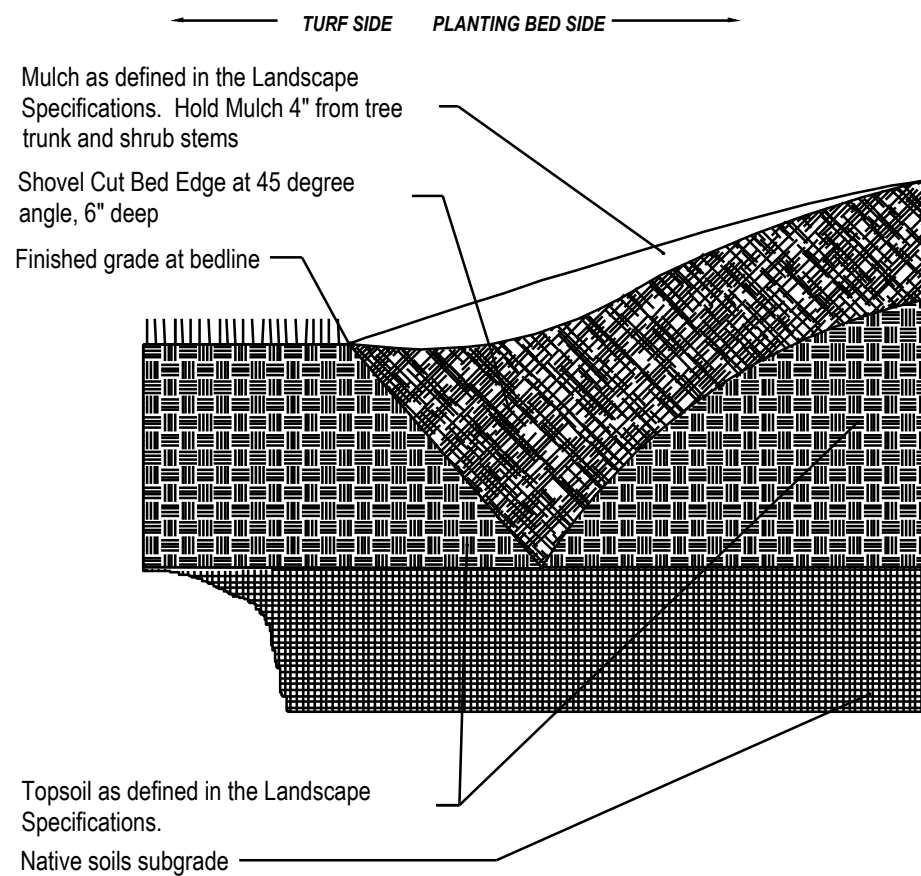
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24\"/>
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 \"V\" TRENCHED BED DETAIL
SCALE: NTS

LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-1.2) prior to finalizing bids.
2. The Landscape Specifications shall be adhered to throughout the construction process.
3. Contractor is responsible for locating and protecting all underground utilities prior to digging.
4. Contractor is responsible for protecting existing trees from damage during construction.
5. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
6. All tree protection areas to be protected from sedimentation.
7. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
8. No parking, storage or other construction activities are to occur within tree protection areas.
9. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
10. General Contractor is responsible for adding a min of 4\"/>
11. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24\"/>
12. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
13. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
14. Landscaping shall be installed in conformance with ANSI Z60.1 the \"American Standard for Nursery Stock\" and the accepted standards of the American Association of Nurserymen.
15. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
16. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
17. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
18. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch) [mulch type per region to be specified here].
19. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3\"/>
20. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be \"V\" trenched; see Landscape Details.
21. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
22. Water thoroughly twice in first 24 hours and apply mulch immediately.
23. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
24. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
25. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
26. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
27. Remove stakes and guying from all trees after one year from planting.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated: comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor of their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation. Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushied to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other or branch injuries.

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.

3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
 4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.
- Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.
1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3".
 2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
 3. River Rock: (color light gray to buff to dark brown, washed river rock, 1" - 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed all rock mulch areas. Use caution during installation not to damage plant under material.
 4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch and avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbores: Green (or white) staking and guying material to be flat, woven, polypropylene material, 1/2" wide 800 lb. break strength. Arbores shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop cork bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 5 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. Remove all guying and staking after one year from planting.

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site: unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

Turf		Landscape Trees and Shrubs	
pH Range	6.0-7.0	5.0-7.0	
Organic Matter	6.0-7.0	>1.5%	
Magnesium (Mg)	100-lbs./acre	100-lbs./acre	
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre	
Potassium (K2O)	120-lbs./acre	120-lbs./acre	
Soluble salts	Not to exceed 900ppm/1.9 mmhos/cm	Not to exceed 750ppm/0.75 mmhos/cm	
Conductivity	In soil, not to exceed 1400 ppm/2.5	In soil, not to exceed 2000 ppm/2.0	
	mmhos/cm in high organic mix	mmhos/cm in high organic mix	
For unusual soil conditions, the following optional tests are recommended with levels not to exceed:			
	3 pounds per acre	Boron	50
	pounds per acre	Manganese	
	450 pounds per acre	Potassium (K2O)	
	20 pounds per acre	Sodium	

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arbovitae, and false-cypress may be pruned new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing canopies.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground level, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees: 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with acid fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that Live on Trees and Shrubs* by Johnson and Lyon, Corncob Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sindilar and Lyon, published by Corncob Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- ☐ Cleaning curbs and parking areas
- ☐ Removing all trash and unwanted debris
- ☐ Turning mulch where necessary
- ☐ Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and balled to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly, or mulch with compost 1" deep.
3. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
 - a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
 - b. Cut all deciduous perennials flush to the ground by March 1, if this was not done previous fall, to allow new growth to develop freely.
 - c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
3. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox,