

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/11/2021

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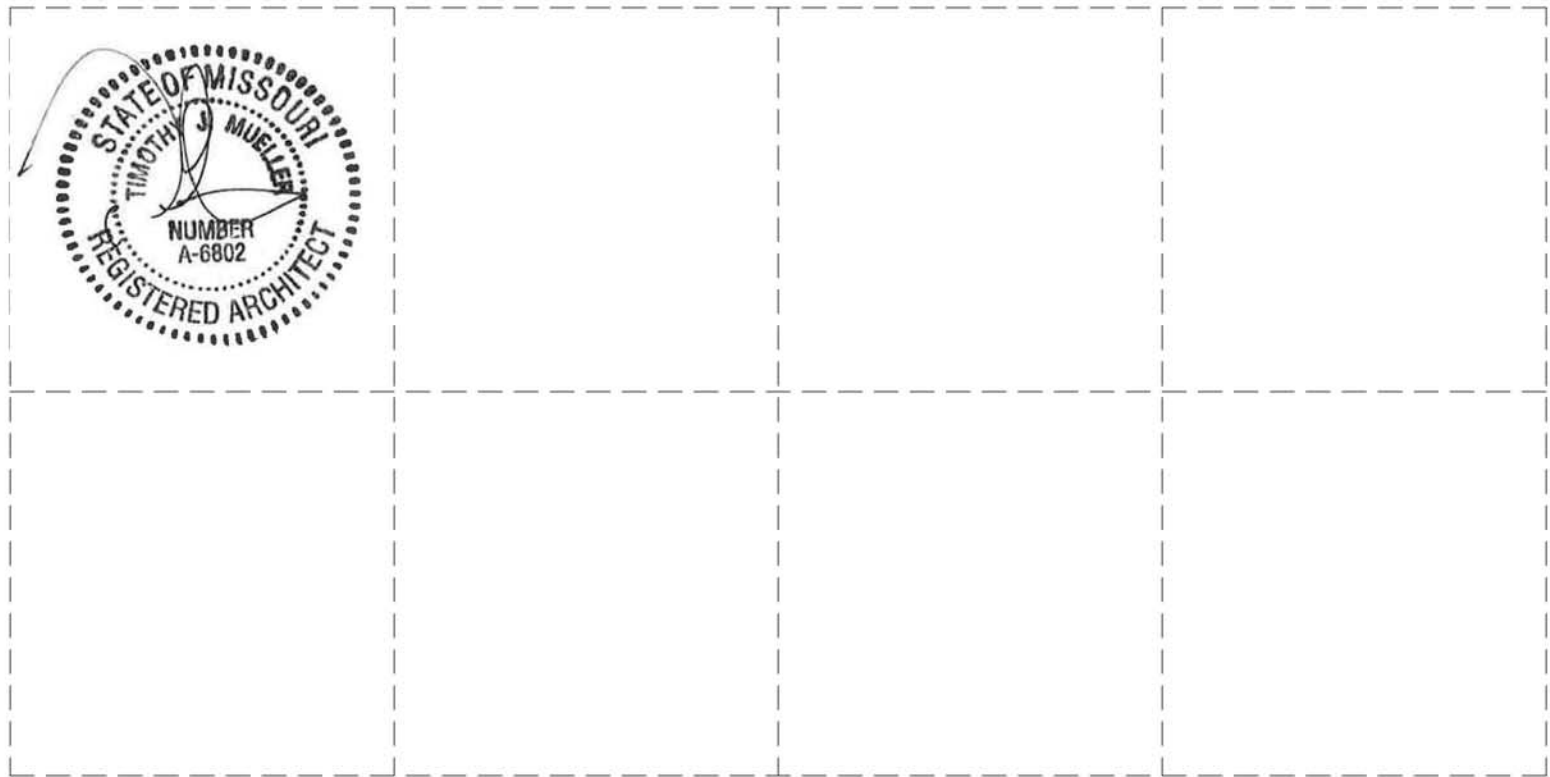
# JOHN KNOX VILLAGE MEADOWS PHASE II

LEE'S SUMMIT, MO

## FINAL DEVELOPMENT PLAN SUBMISSION

DATE: JANUARY 5, 2020  
COMM. NO. 19132.00

VICINITY MAP



LOCATION MAP



**FITZPATRICK ENGINEERING**  
STRUCTURAL ENGINEERING  
19520 W. Catawba Ave., Suite 311  
Cornelius, NC 28031  
Phone: 704.987.9114 Fax: 704.987.9938  
www.fegstructural.com

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FIRE PROTECTION ENGINEERING  
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Charlotte, NC 28203  
Phone: 704.338.1292  
www.optimaengineering.com

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Phone: 913.663.1900  
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www.sfcs.com

**GREYSTONE COMMUNITIES**  
DEVELOPER  
225 E. John Carpenter Freeway, Suite 700  
Irving, TX 75062  
Phone: 972.403.3700 Fax: 972.403.3727  
www.greystonecommunities.com

**STUDIO SIX5**  
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Austin, TX 78704  
Phone: 512.476.6501 Fax: 512.579.5283  
www.studiosix5.com



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PROJECT TITLE



Meadows Building - Phase II

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www.sfc s.com

PROJECT DESIGNER	:	TJM	
PROJECT ARCHITECT	:	DAS	
PROJECT ENGINEER	:	ERB	
DRAWN BY	:	SKT	
CHECKED BY	:	ERB	
APPROVED BY	:		
NO.	REVISION	DESCRIPTION	DATE
01	REVISION 1		02/08/2021
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03	BID SET		02/24/2021
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05	ADDENDUM 1		03/10/2021

DRAWING TITLE

**NORTH DEMOLITION PLAN**

COMM. NO.	DATE
19132.00	DECEMBER 18, 2020
DRAWING	SHEET

C1.0

1 OF 29

**GENERAL NOTES**

- All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- All protection fencing shall be installed prior to demolition/construction activity.
- Contractor shall verify location of all utilities prior to any excavation or construction activity.
- Existing storm & structures shall be excavated and removed.
- Contractor shall provide protective fencing around the critical root zone of all existing trees to remain.

**DEMOLITION NOTES**

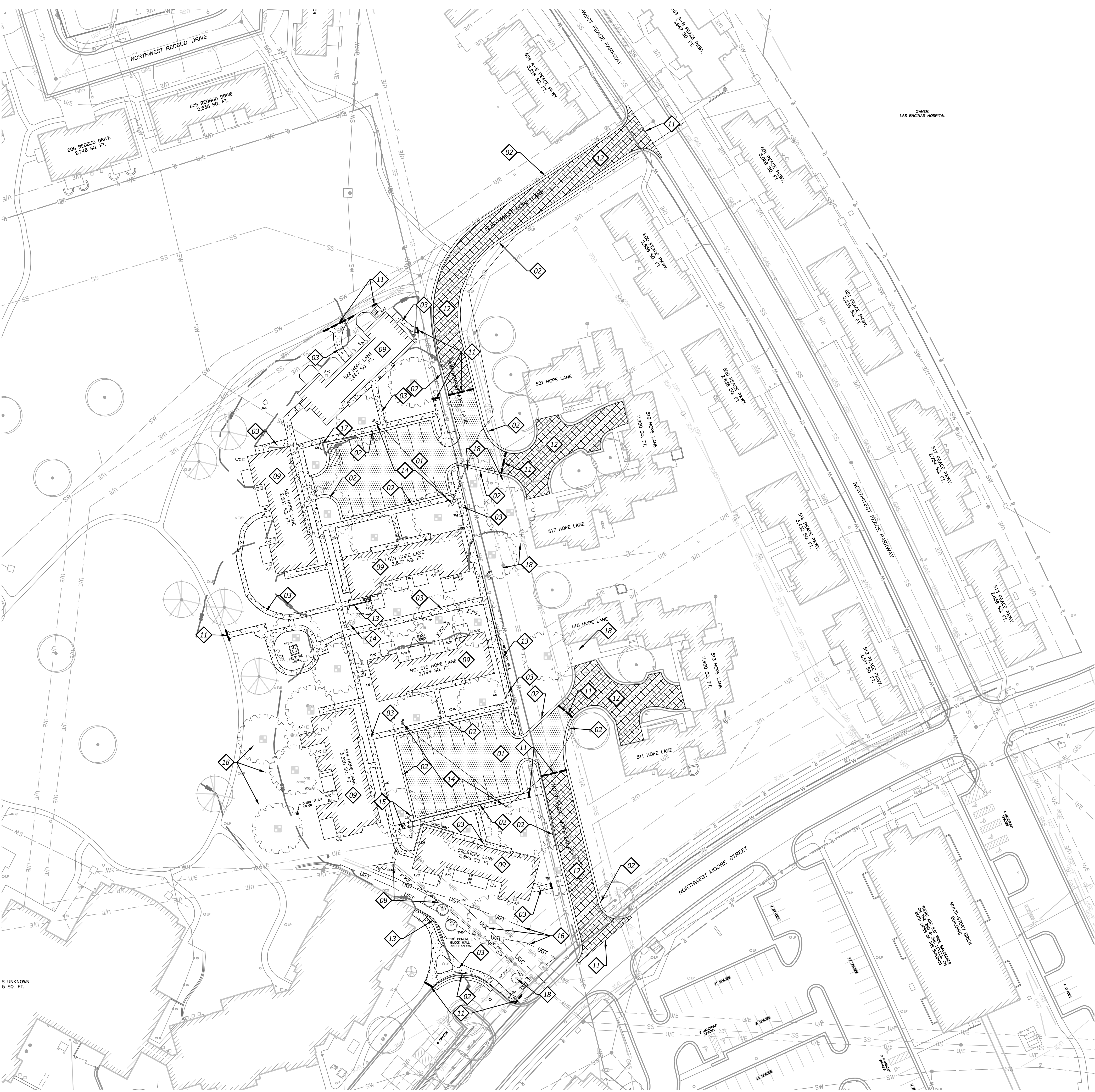
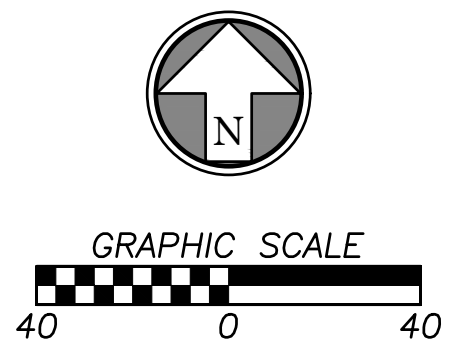
- REMOVE & DISPOSE OF EXISTING ASPHALT.
- REMOVE & DISPOSE OF EXISTING CURB.
- REMOVE AND DISPOSE OF CONCRETE SIDEWALK.
- REMOVE ELECTRIC STRUCTURES AND ASSOCIATED UNDERGROUND SERVICE LINES.
- REMOVE & DISPOSE OF EXISTING UNDERGROUND FIBER.
- REMOVE EXISTING SANITARY MANHOLE AND SERVICE LINE.
- REMOVE & DISPOSE OF EXISTING BUILDING.
- SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- EXISTING ASPHALT TO BE MILLED AND OVERLAYED, MINIMUM OF 2" TO BE MILLED AND OVERLAYED.
- REMOVE & DISPOSE OF EXISTING RETAINING WALL.
- REMOVE & SALVAGE EXISTING LIGHT POLE.
- REMOVE & DISPOSE OF EXISTING STORM STRUCTURE AND PIPE.
- REMOVE & DISPOSE OF EXISTING COMMUNICATION LINES.
- REMOVE & DISPOSE OF EXISTING CURB INLET AND PROTECT END OF PIPE.
- REMOVE TRUNK AND MAJOR ROOT STRUCTURE. ALL ROOTS 2 INCHES IN DIAMETER AND LARGER SHALL BE REMOVED AND SUITABLE PLANTING SOIL WILL BE PLACED TO FINISHED GRADE.

**CONTRACTOR BID NOTE**

- Many existing site structures and features shown on this plan have already been abated and demolished by others. General Contractor to perform all remaining work required from status at the time of the pre-bid meeting.

**DEMOLITION LEGEND**

- SAW CUT LINE
- EXISTING BUILDING TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- ASPHALT PAVEMENT TO BE MILLED & OVERLAYED
- CONCRETE SIDEWALK TO BE REMOVED

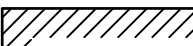
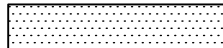
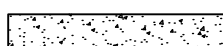


MENU

GRID VERSION
PLAN SCALE
PLAN DATE
COUNTING
DRAWING NO.



DEMOLITION LEGEND

- SAW CUT LINE
-  EXISTING BUILDING TO BE REMOVED
-  ASPHALT PAVEMENT TO BE REMOVED
-  CONCRETE SIDEWALK TO BE REMOVED

GENERAL NOTES

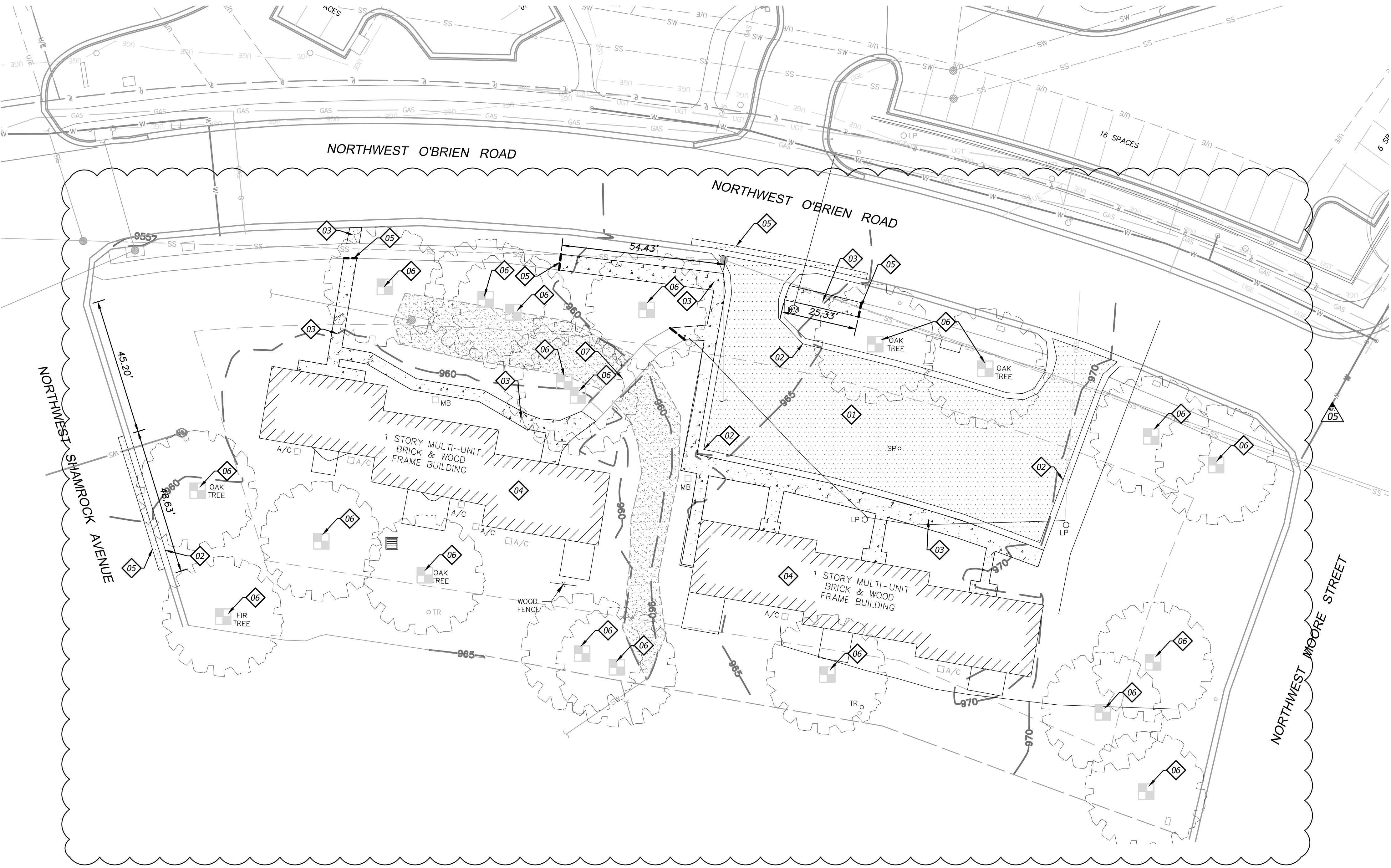
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3. Contractor shall verify location of all utilities prior to any excavation or construction activity.
4. Existing storm & structures shall be excavated and removed.
5. Contractor shall provide protective fencing around the critical root zone of all existing trees to remain.

DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 02 REMOVE & DISPOSE OF EXISTING CURB.
- 03 REMOVE AND DISPOSE OF CONCRETE SIDEWALK.
- 04 REMOVE & DISPOSE OF EXISTING BUILDING.
- 05 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 06 REMOVE TRUNK AND MAJOR ROOT STRUCTURE. ALL ROOTS 2 INCHES IN DIAMETER AND LARGER SHALL BE REMOVED AND SUITABLE PLANTING SOIL WILL BE PLACED TO FINISHED GRADE
- 07 PROTECT EXISTING PEDESTRIAN BRIDGE TO REMAIN.

CONTRACTOR BID NOTE

1. Many existing site structures and features shown on this plan have already been abated and demolished by others. General Contractor to perform all remaining work required from status at the time of the pre-bid meeting.



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PROJECT TITLE



John Knox Village

Meadows Building - Phase II

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Interiors

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Charlotte, North Carolina 28203  
704.372.7327 • Fax 704.372.7369  
www.sfcsc.com

PROJECT DESIGNER	: TJM
PROJECT ARCHITECT	: DAS
PROJECT ENGINEER	: ERB
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CHECKED BY	: ERB
APPROVED BY	:

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DRAWING TITLE

**SOUTH DEMOLITION PLAN**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING C1.1	SHEET 2 OF 29







SITE DATA

LAND AREA: 44,752 SF

PARKING  
PARKING PROVIDED: 48 STALLS

IMPERVIOUS SURFACE: 21,100 SF

ZONING

PMIX (PLANNED MIXED USE)

SITE LEGEND

- ① PARKING STALL COUNT
- STANDARD CURB & GUTTER
- FULL DEPTH ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

000 DETAILS

- SEE CONSTRUCTION DETAILS
- 001 CONCRETE DRIVEWAY ENTRANCE
- 002 CONCRETE CURB & GUTTER
- 005 MEDIUM DUTY ASPHALT PAVEMENT
- 007 HEAVY DUTY ASPHALT PAVEMENT
- 013 CONCRETE SIDEWALK SECTION
- 022 SIDEWALK RAMP
- 605 ENERGY DISSIPATER (RIP RAP)

LEGAL DESCRIPTION

John Knox Retirement Village 8th Plat Resurvey Lot 4.

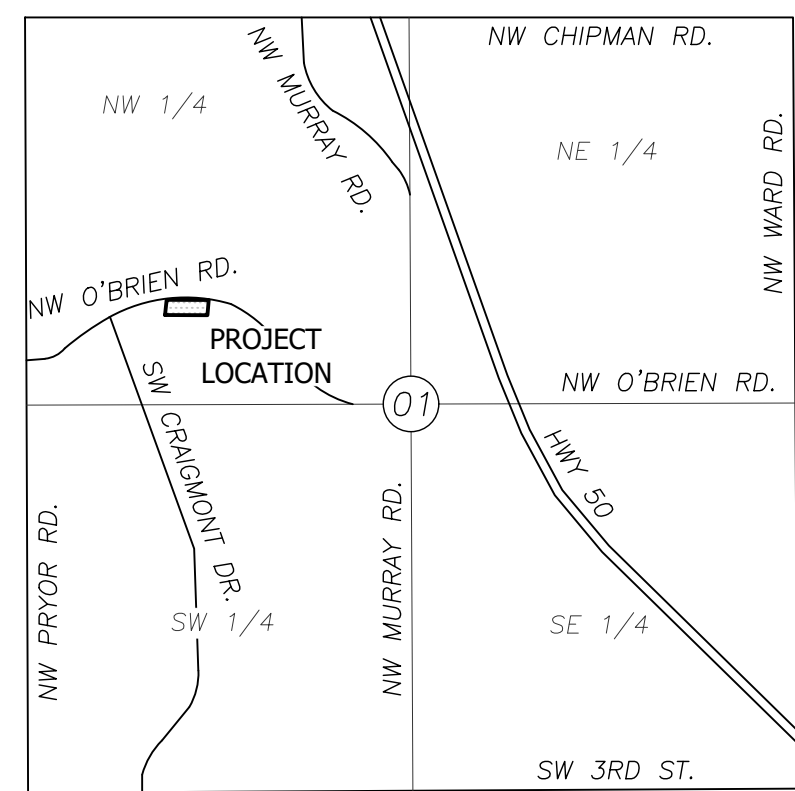
OIL - GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.



00 CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING.
- 02 WET CURB & GUTTER.
- 03 DRY CURB & GUTTER.
- 04 WET ZERO-HEIGHT CURB.
- 05 DRY ZERO-HEIGHT CURB.
- 06 TRANSITION CURB. REFER TO GRADING PLAN.
- 07 W11-2 AND W16-7P CROSSING SIGNAGE WITH CARMANAH R920 SOLAR RECTANGULAR RAPID FLASHING BEACON (RRFB) AND PEDESTRIAN PUSH BUTTON.
- 08 COMPOSITE FENCE TO MATCH JKV-MEMORY CARE 3 FENCE.
- 09 CROSSWALK ROAD STRIPING



SECTION MAP  
SECTION 01-T47N-R32W

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DRAWING TITLE

**SOUTH SITE PLAN**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING	SHEET

C2.1

4 OF 29



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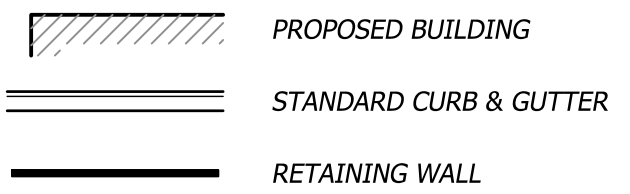
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**NORTH DIMENSION PLAN**

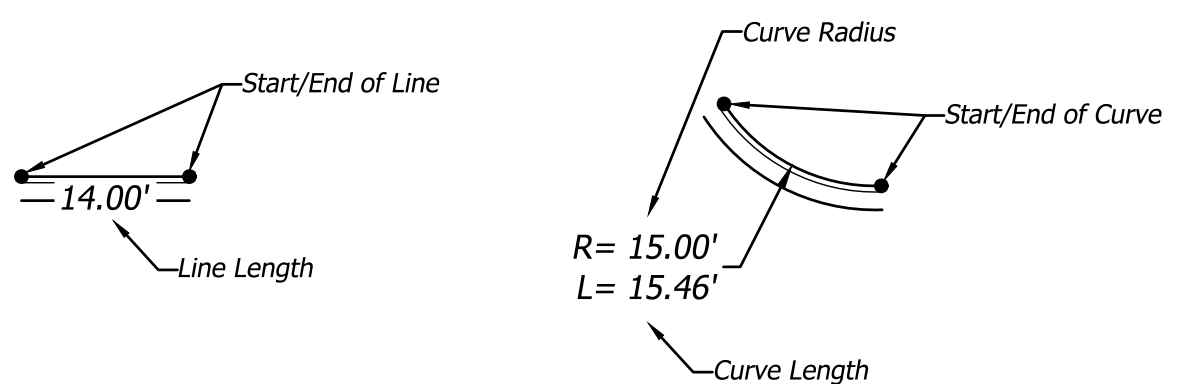
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DATE DECEMBER 18, 2020  
SHEET 5 OF 29

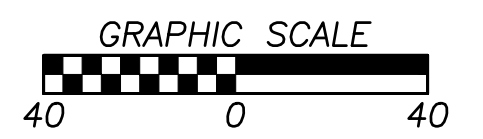
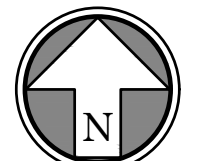
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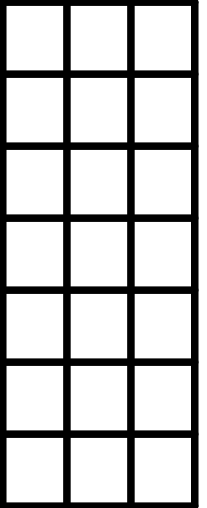
**DIMENSION LEGEND**



**DETAIL 1**



**MENU**



**GRID VERSION**

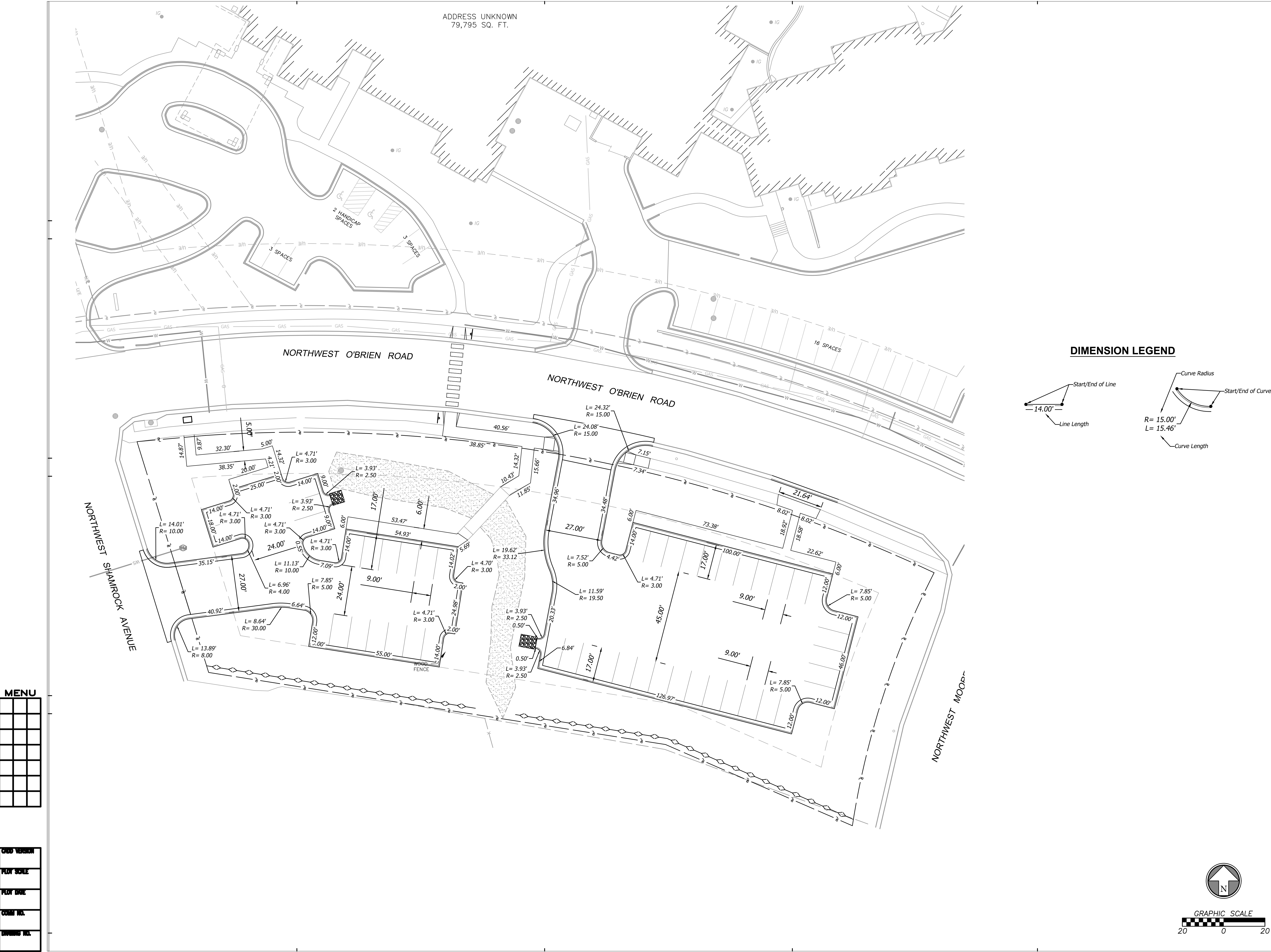
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**PLAN DATE**

**COMM NO.**

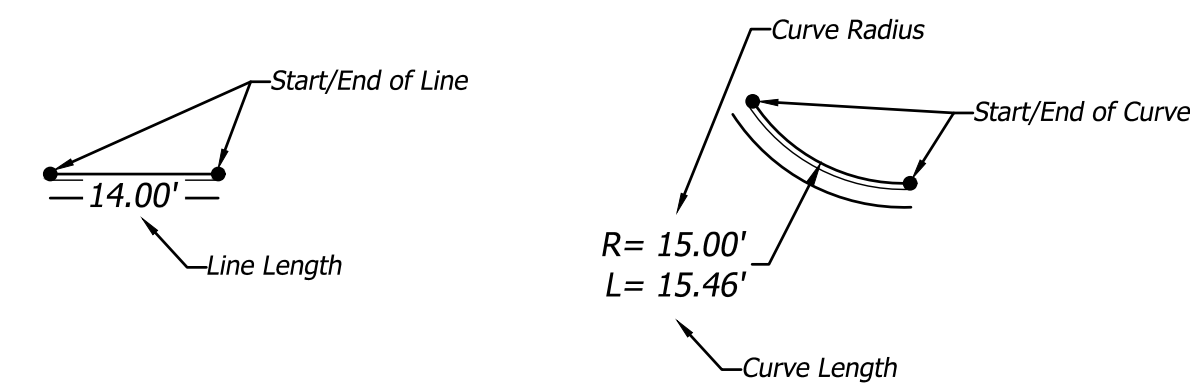
**DRAWING NO.**





ADDRESS UNKNOWN  
79,795 SQ. FT.

**DIMENSION LEGEND**



**MENU**


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DRAWING TITLE

**SOUTH DIMENSION PLAN**

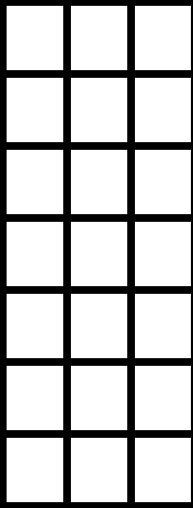
COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING C2.3	SHEET 6 OF 29



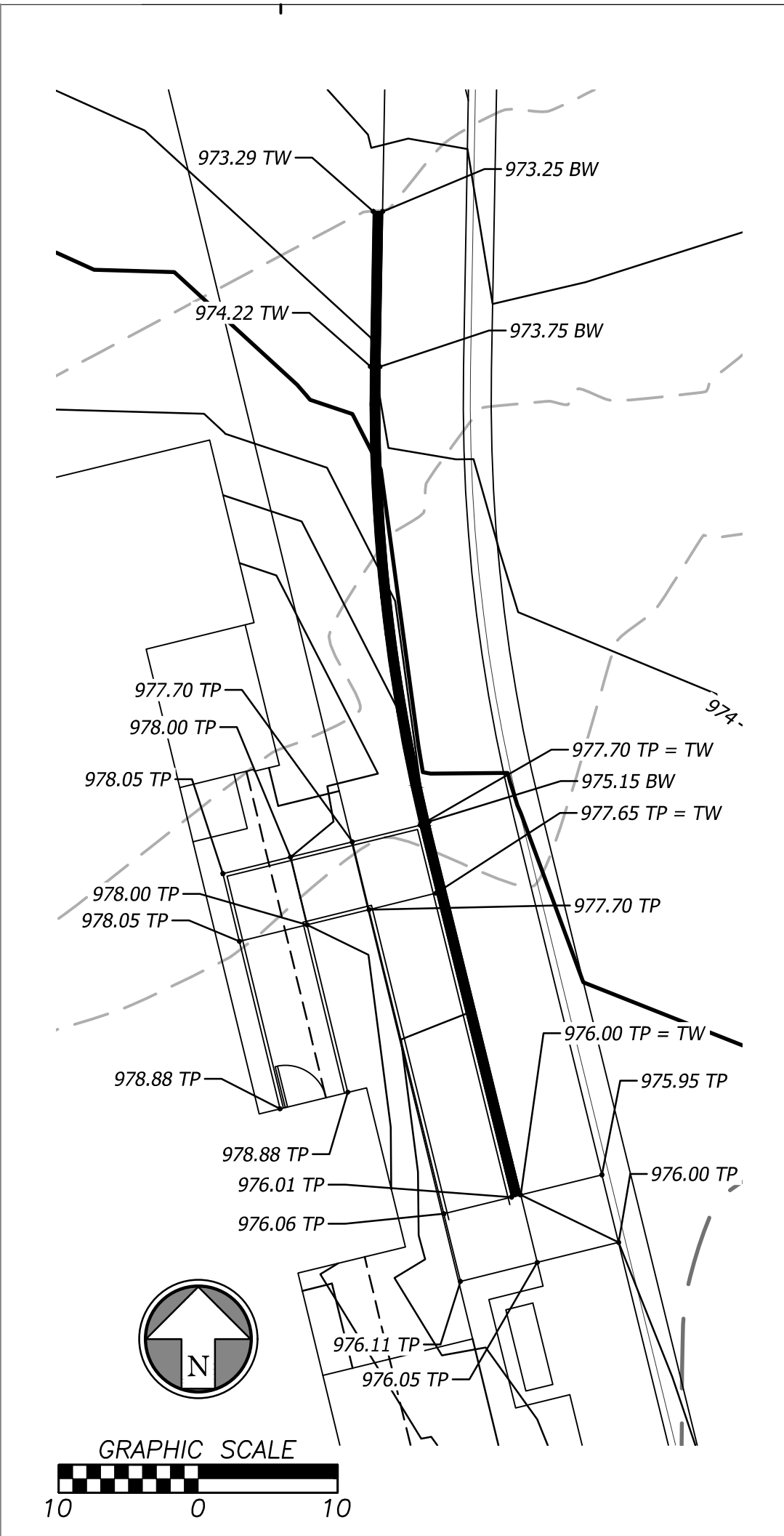
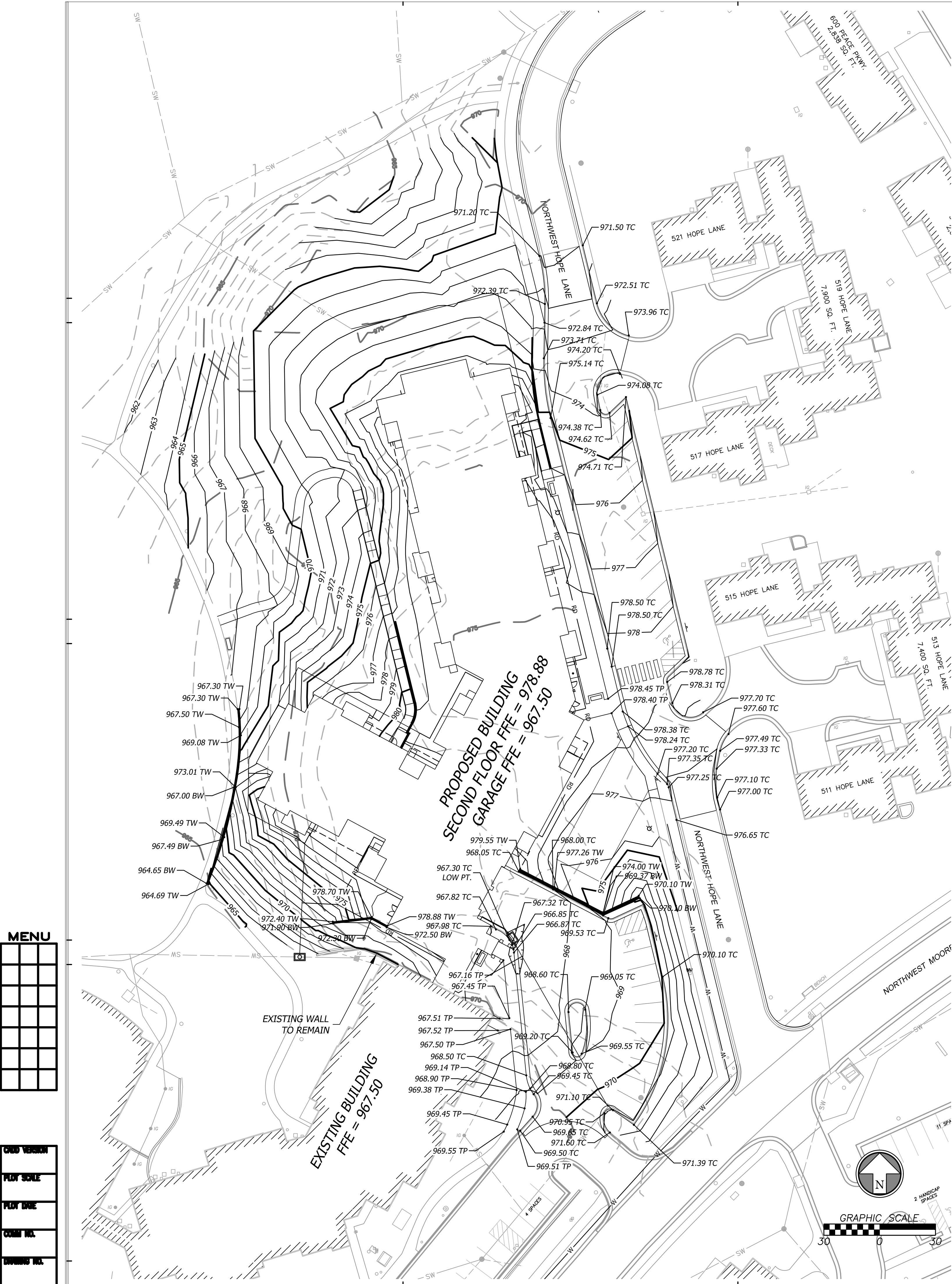




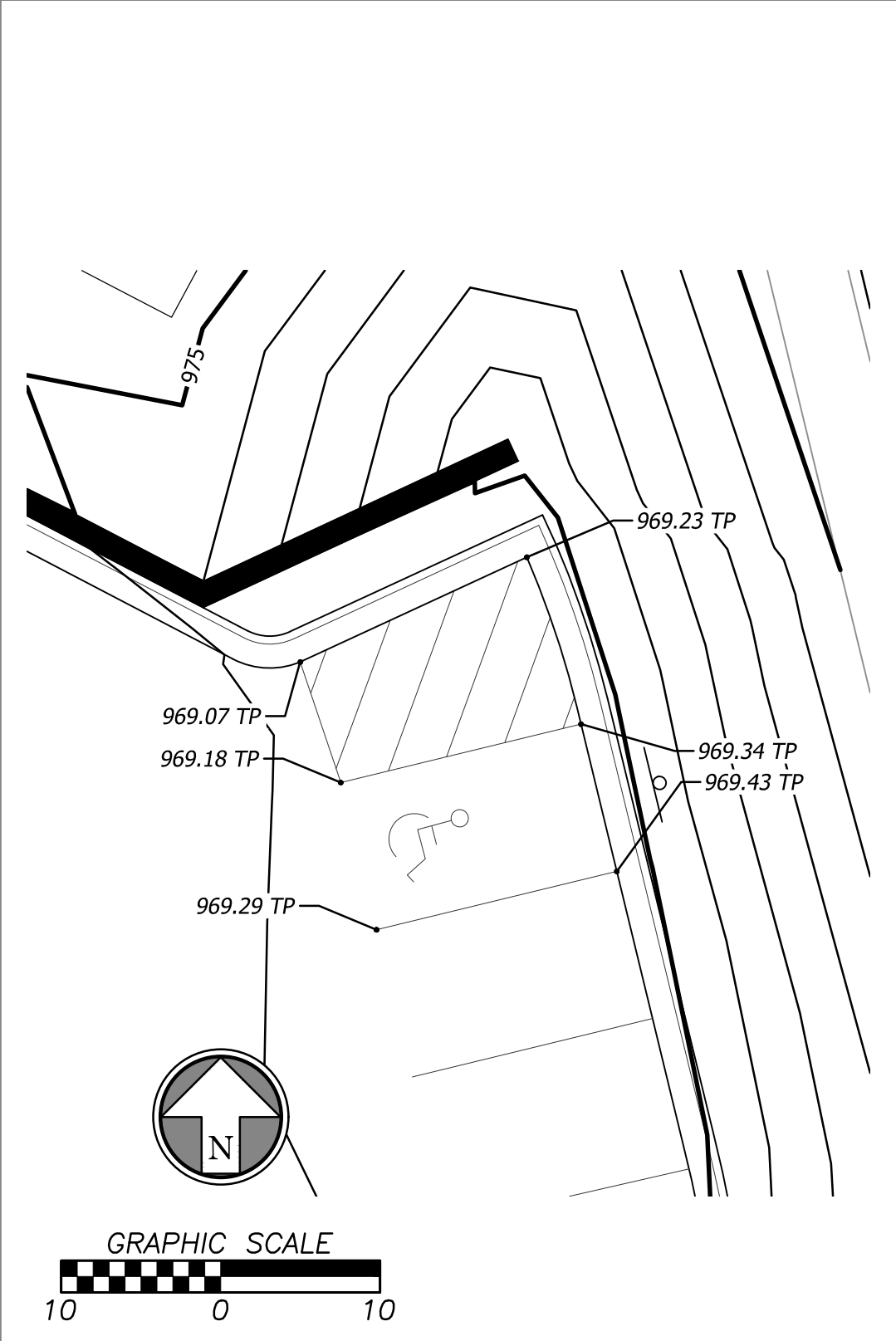
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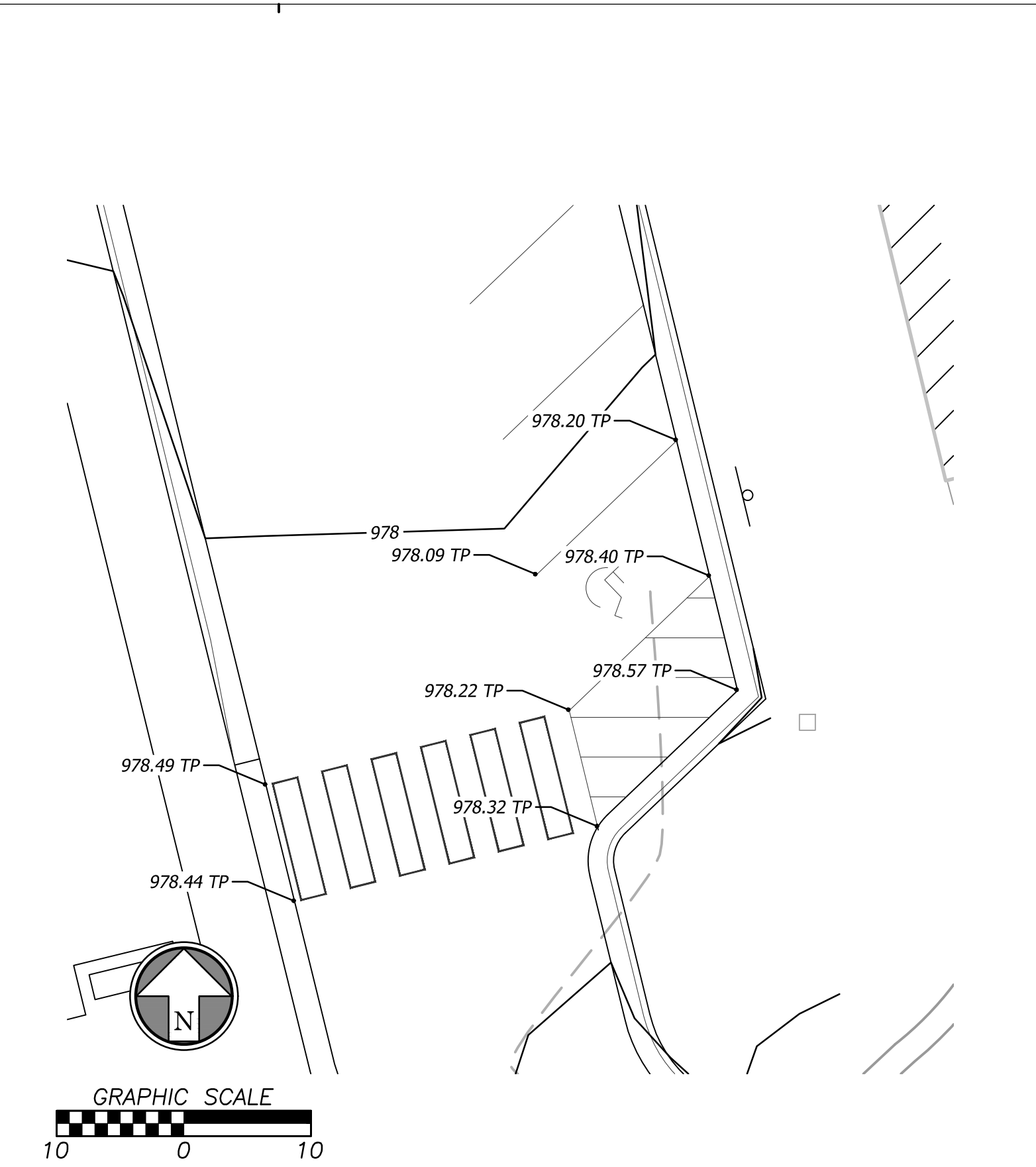
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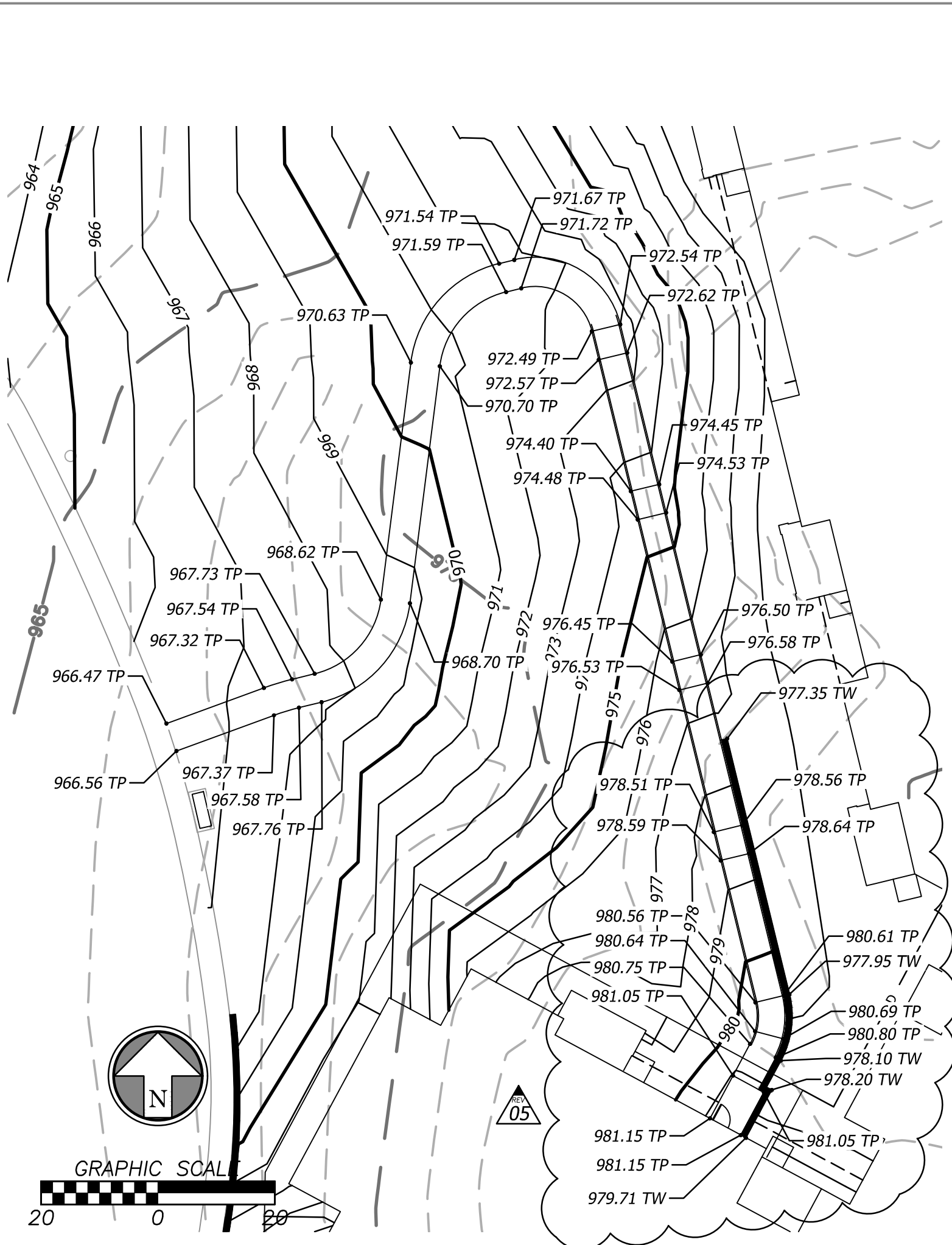
GRADING DETAIL 1



GRADING DETAIL 3



GRADING DETAIL 2



GRADING DETAIL 4

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STATE OF MISSOURI  
ERIC BYRNE  
NUMBER  
PE-2018013633  
03/10/2021  
PROFESSIONAL ENGINEER

PROJECT TITLE  
  
John Knox Village  
Meadows Building - Phase II

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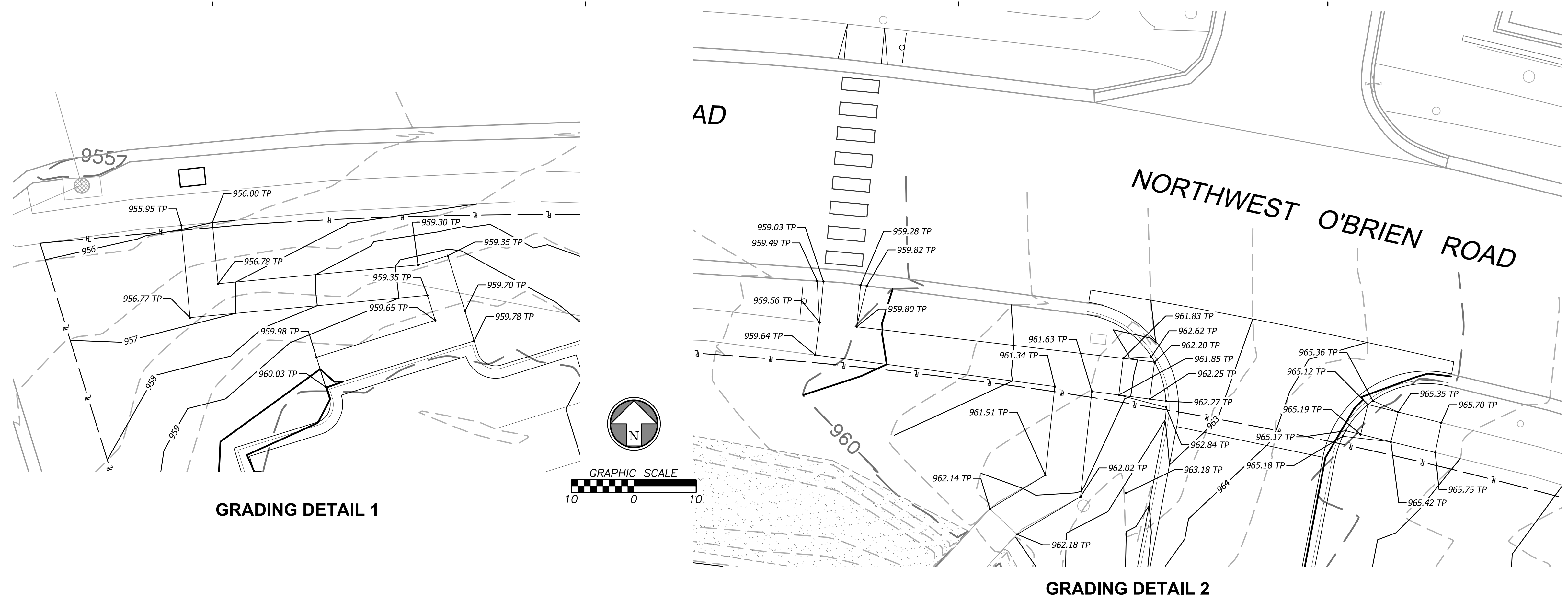
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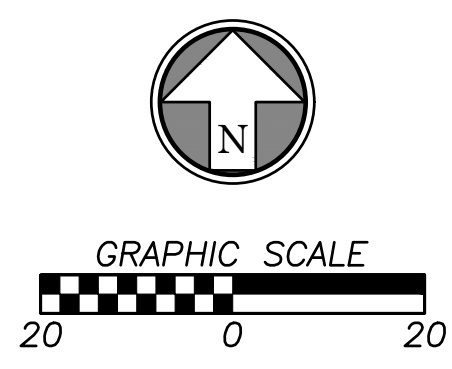
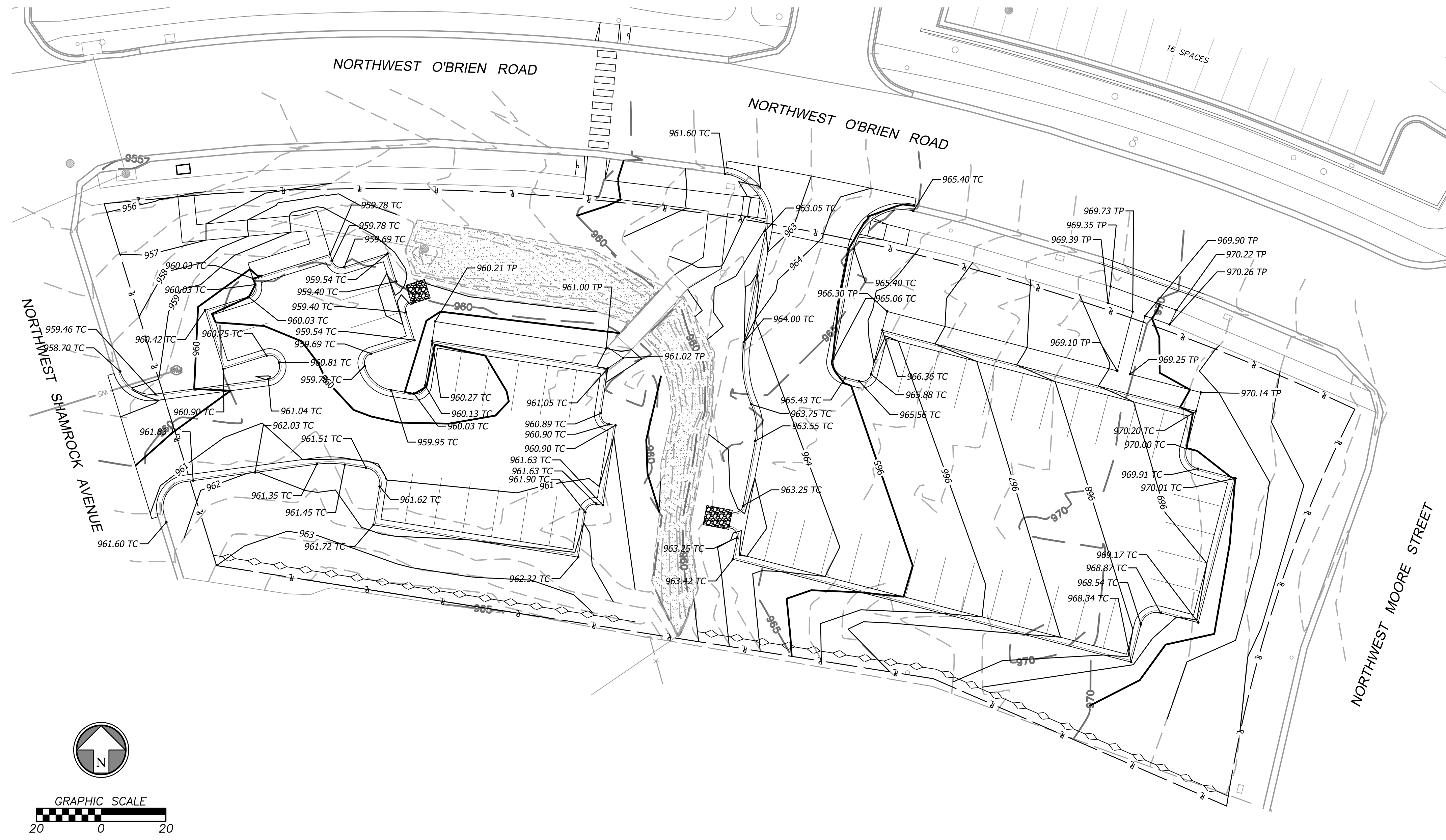
COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING <b>C3.1</b>	SHEET <b>8</b> OF <b>29</b>





GRADING DETAIL 1

GRADING DETAIL 2



MENU

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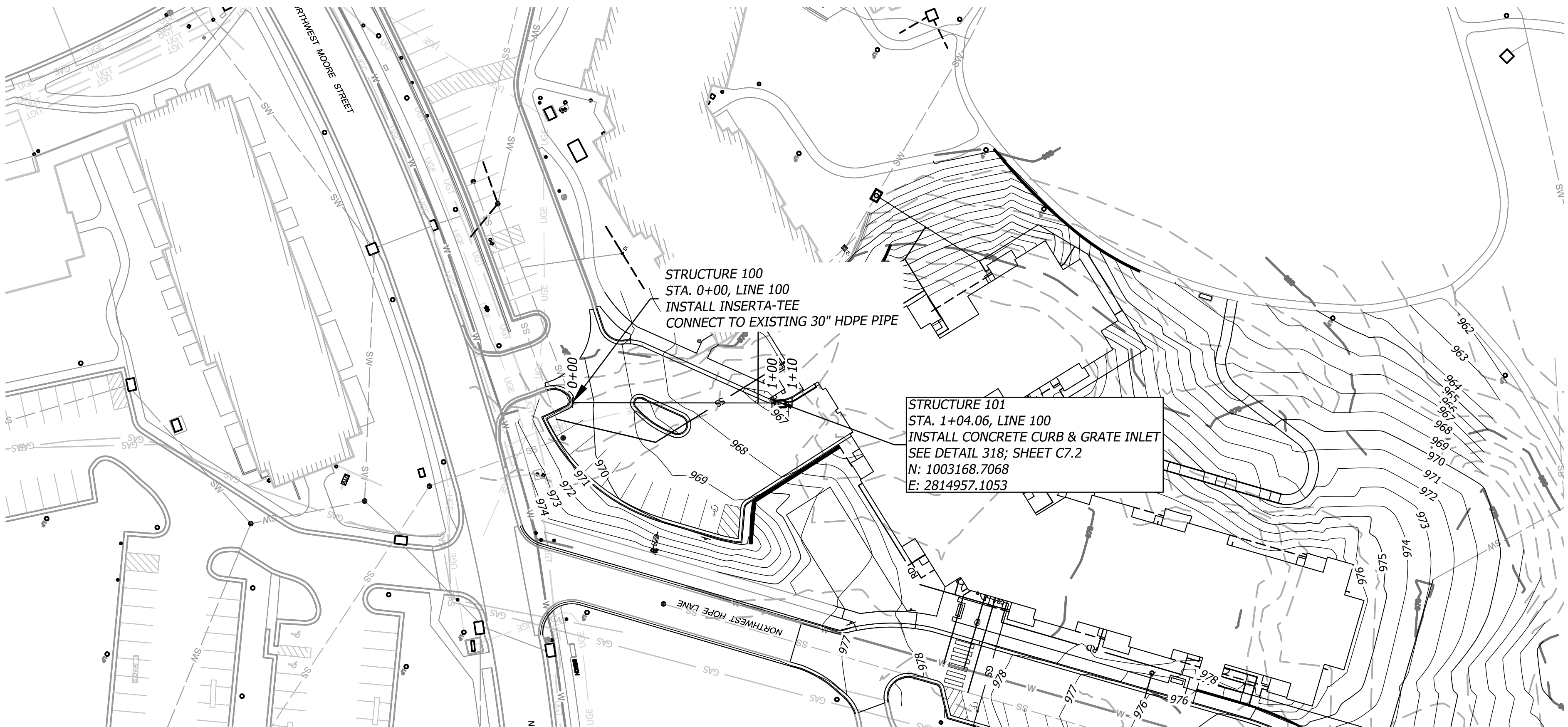
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DRAWING TITLE

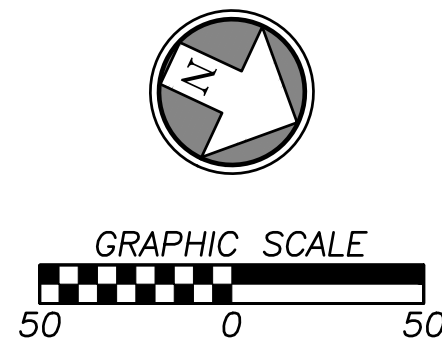
**SOUTH GRADING PLAN**

COMM. NO.	DATE
19132.00	DECEMBER 18, 2020
DRAWING	SHEET
C3.2	9 OF 29

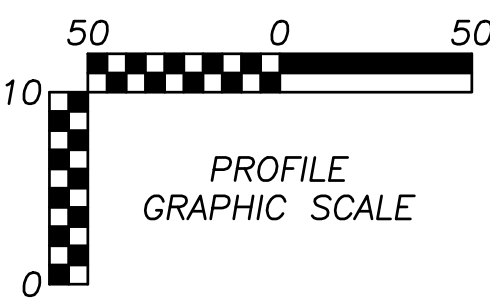
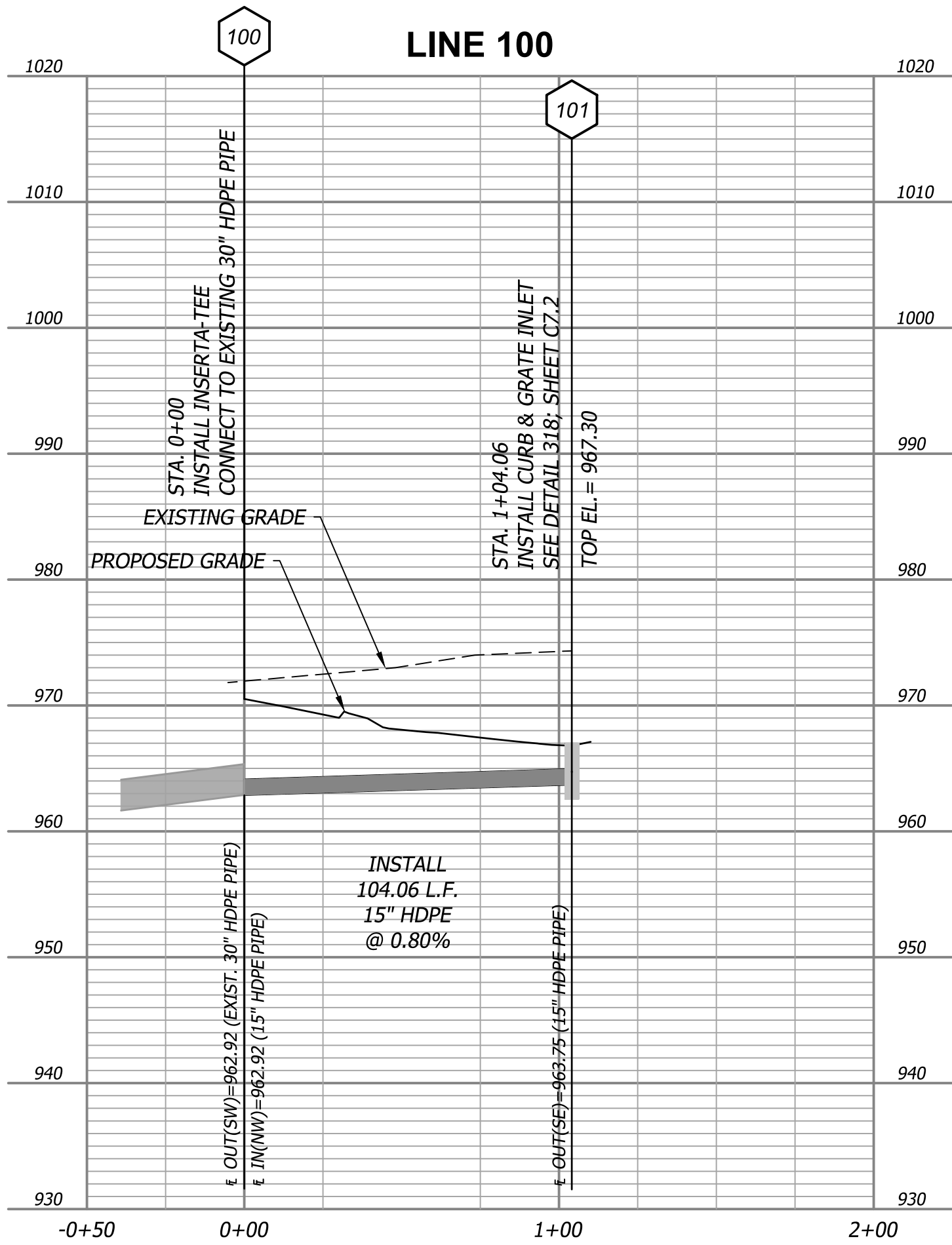




**STORM NOTE**  
ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
p. (913) 663-1900 f. (913) 663-1633  
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PROJECT TITLE  
  
John Knox Village  
Meadows Building - Phase II

**SFCS** | Architecture  
Engineering  
Planning  
Interiors  
SFCS Inc. • 1927 South Tryon St., Ste 207  
Charlotte, North Carolina 28203  
704.372.7327 • Fax 704.372.7369  
www.sfcs.com

PROJECT DESIGNER	: TJM
PROJECT ARCHITECT	: DAS
PROJECT ENGINEER	: ERB
DRAWN BY	: SKT
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APPROVED BY	:

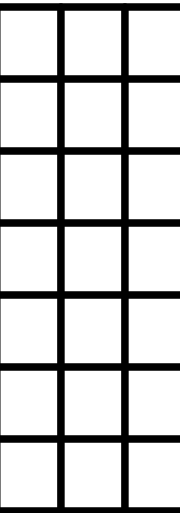
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04	FDP RESPONSES 2		02/23/2021

DRAWING TITLE

COMM. NO.	DATE
19132.00	DECEMBER 18, 2020
DRAWING	SHEET

OF

MENU



GRID VERSION
PLAN SCALE
PLAN DATE
COMM. NO.
DRAWING NO.





EROSION CONTROL LEGEND

- DISTURBED AREA (3.95 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 ROCK BAG DROP INLET BARRIER
- 613 CONCRETE WASH-OUT

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
  - Delineate the outer limits of any natural stream corridor designated with construction fencing.
  - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
  - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
  - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
  - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
    - During active construction phases - at least once per week
    - During periods of inactivity - at least once per 14 days
    - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
  - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
  - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance & Staging Area	C	Place as shown on plan
		03	Concrete Wash-Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID-CON)	B – After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
Phase III (POST-CON)	C – Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/11/2021

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PROJECT TITLE



Meadows Building - Phase II

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APPROVED BY	:

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DRAWING TITLE

**PRE-CONSTRUCTION  
EROSION CONTROL PLAN**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING	SHEET

C5.0

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EROSION CONTROL LEGEND

- DISTURBED AREA (3.95 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

000 DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 ROCK BAG DROP INLET BARRIER
- 613 CONCRETE WASH-OUT

RELEASE FOR  
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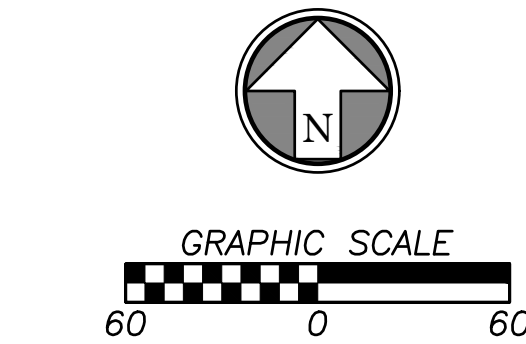
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DRAWING TITLE

**DURING CONSTRUCTION  
EROSION CONTROL PLAN**

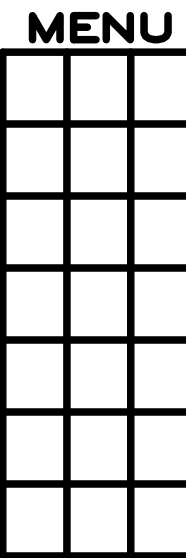
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DRAWING C5.1  
DATE DECEMBER 18, 2020  
SHEET

12 OF 29



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
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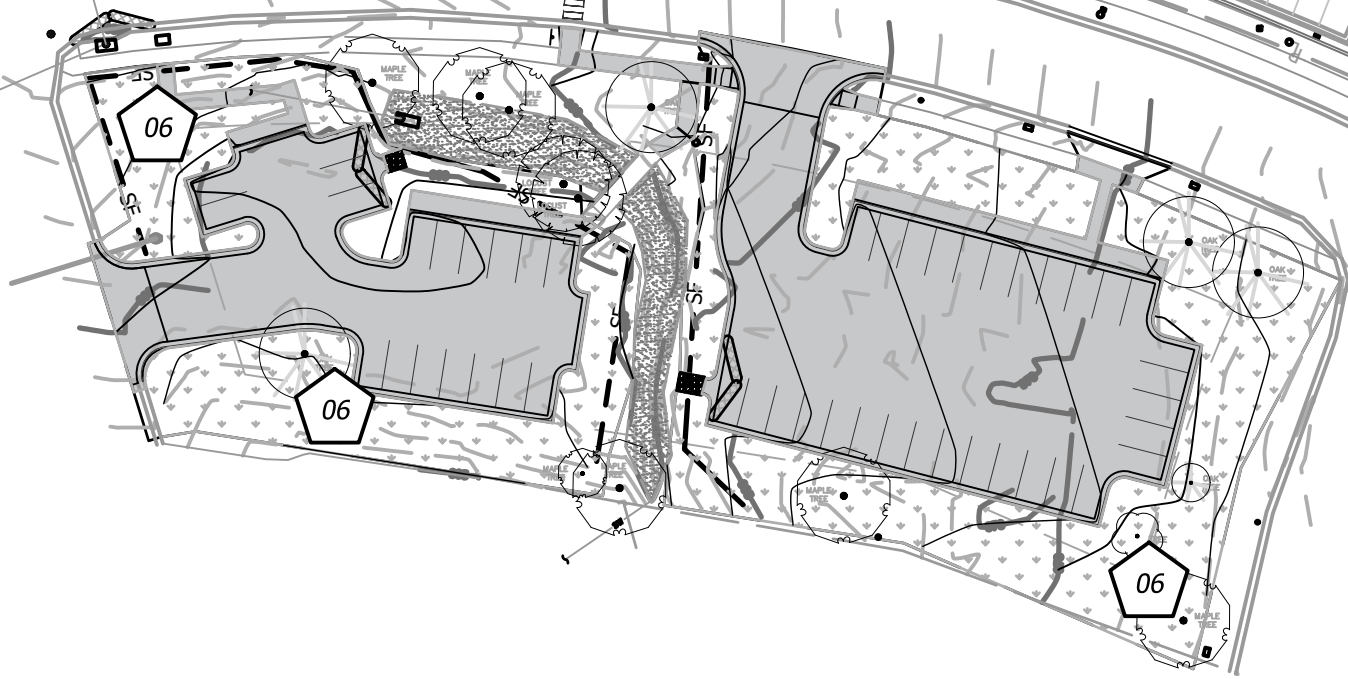


CHD VERSION  
PLAN SCALE  
PLAN DATE  
COMM. NO.  
DRAWING NO.



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CHD VERSION
PLAN SCALE
PLAN DATE
COMM. NO.
DRAWING NO.



**EROSION CONTROL LEGEND**

	DISTURBED AREA (3.95 AC)
	FINAL SEEDING (SOD &/OR LANDSCAPING)
	IMPERVIOUS AREA

RELEASE FOR  
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AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
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DRAWING TITLE

**POST-CONSTRUCTION  
EROSION CONTROL PLAN**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING <b>C5.2</b>	SHEET <b>13</b> OF <b>29</b>



X 00 UTILITY CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - CITY OF LEE'S SUMMIT

01 NEW 12" C900 WATER MAIN LINE. SEE SHEET C6.2

- 02 CONTRACTOR TO INSTALL DOMESTIC TAP VALVE ON MAIN LINE.  
03 INSTALL 44 LF OF 4" C900 DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".  
04 INSTALL 2" WATER METER AND PIT.  
05 CONNECT DOMESTIC WATER SERVICE LINE TO BUILDING. RE: PLUMBING PLAN.  
06 CONTRACTOR TO INSTALL FIRE PROTECTION CUT-IN TEE ON MAIN LINE.  
07 INSTALL 40 LF OF 8" C900 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 42".  
08 CONNECT FIRE PROTECTION LINE TO BUILDING. RE: PLUMBING PLAN.  
09 INSTALL 4" STORZ FIRE DEPARTMENT CONNECTION.  
10 INSTALL RELOCATED FIRE HYDRANT ASSEMBLY.

- 12 EXISTING WATER METER TO BE USED FOR IRRIGATION  
13 INSTALL 1" IRRIGATION SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".  
14 INSTALL FEBCO LF860 SMALL BACKFLOW PREVENTER, OR APPROVED EQUAL, IN VAULT. SEE VAULT DETAIL ON SHEET C7.2

- 15 INSTALL 12"x6" TEE AND ISOLATION VALVE.  
16 INSTALL 23 LF OF 6" C900 FIRE HYDRANT LINE WITH MINIMUM DEPTH OF COVER OF 42".

G - GAS SERVICE INFORMATION - SPIRE

- 01 EXISTING GAS MAIN.  
02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.  
03 INSTALL 79 LF GAS SERVICE LINE.  
04 INSTALL GAS METER.  
05 GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN.

ST - STORM SEWER INFORMATION - CITY OF LEE'S SUMMIT

- 01 INSTALL CONCRETE JUNCTION BOX TO CONNECT INTO EXISTING STORM LINE. SEE DETAIL ON SHEET C7.2.  
TOP ELEV. = 966.00  
FL (N) = 962.00  
02 STORM SEWER LINE; RE: SHEET C4.0.  
03 CONTRACTOR TO TEE INTO EXISTING STORM LINE.  
04 INSTALL 6" HDPE ROOF DRAIN LINE AT 2% MIN SLOPE.  
05 CONNECT TO DOWNSPOUT; SEE DETAIL ON SHEET C7.2.  
06 CONNECT TO MOST ADJACENT ROOF DRAIN LINE AS SHOWN.  
07 CONNECT TO BUILDING ROOF DRAIN LINE; RE: PLUMBING PLAN.  
08 CONNECT TO EXISTING STORM PIPE.

SS - SANITARY SEWER INFORMATION - CITY OF LEE'S SUMMIT

- 01 SANITARY SEWER SERVICE CUT IN CONNECTION. CONNECT WITH WYE PER CITY REQUIREMENTS  
02 INSTALL 50 LF OF 6" PVC SANITARY SEWER SERVICE LINE.  
03 CONNECT SANITARY SEWER SERVICE LINE TO BUILDING. RE: PLUMBING PLAN.  
04 CONNECT TO EXISTING SANITARY SEWER MAIN WITH A WYE CONNECTION.  
FL = 957.70  
05 RAISE EXISTING SANITARY MANHOLE #10125 TO FG.  
06 INSTALL 126 LF OF 6" PVC SANITARY SEWER SERVICE LINE.  
07 CONNECT SANITARY SEWER SERVICE LINE TO BUILDING. RE: PLUMBING PLAN.  
08 INSTALL CLEANOUT

UTILITY GENERAL NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from the City of Lee's Summit, Evergy, and Missouri Gas Energy for the installation of all service lines.
- Contractor to ensure 6' minimum separation between utilities at crossings. Contractor to call civil if any conflicts between utilities are found.
- Fire Line Notes:
  - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
  - Contact the fire department to schedule inspections prior to private fire lines being backfilled.
  - Contact the fire department to witness scheduled hydrostatic tests and flushes of private fire lines.

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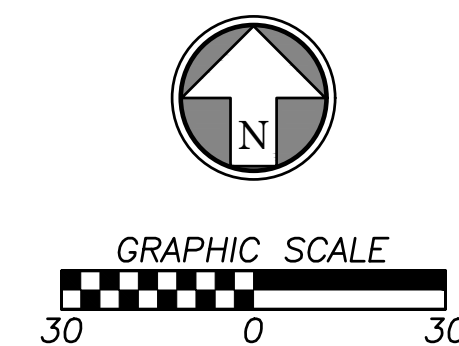
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05	ADDENDUM 1	03/10/2021
06	FDP RESPONSES 3	03/26/2021
07	FDP RESPONSES 4	04/06/2021
08	FDP RESPONSES 5	04/19/2021

DRAWING TITLE

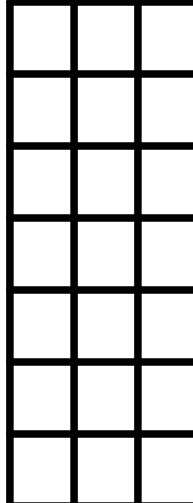
**NORTH UTILITY PLAN**

COMM. NO.  
19132.00  
DRAWING  
C6.0

DATE  
DECEMBER 18, 2020  
SHEET  
14 OF 29



MENU



OLD VERSION

PLAN SCALE

PLAN DATE

COUNT NO.

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John Knox Village

Meadows Building - Phase II

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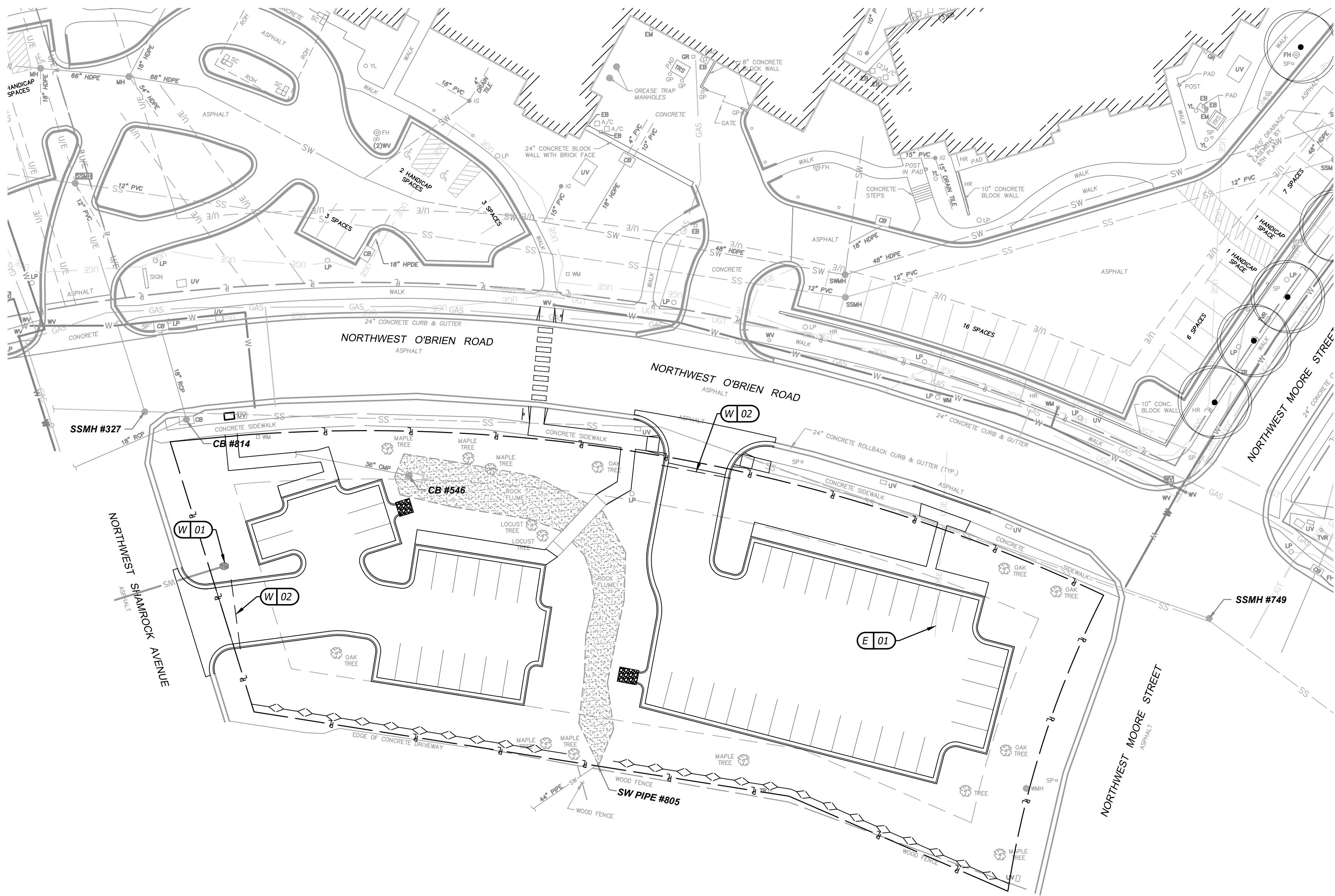
DRAWING TITLE

**SOUTH UTILITY PLAN**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING	SHEET

C6.1

15 OF 29



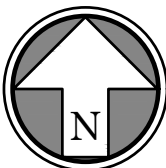
**UTILITY CONSTRUCTION NOTES**

- W - WATER SERVICE INFORMATION - CITY OF LEE'S SUMMIT  
01 EXISTING WATER METER TO BE USED FOR EXISTING IRRIGATION.  
02 INSTALL 3" PVC SLEEVES UNDER ENTRANCE TO BE USED FOR IRRIGATION.

- E - ELECTRIC SERVICE INFORMATION - EVERGY  
01 CONTRACTOR TO UTILIZE EXISTING UNDERGROUND ELECTRIC LINE TO FEED PROPOSED LIGHT POLES.

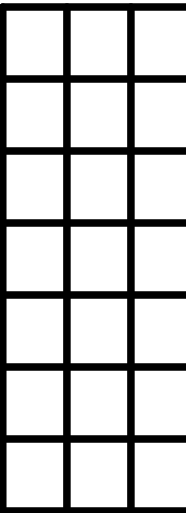
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  - Contact the fire department to schedule inspections prior to private fire lines being backfilled.
  - Contact the fire department to witness scheduled hydrostatic tests and flushes of private fire lines.



GRAPHIC SCALE  
30 0 30

MENU



GRID VERSION  
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# NORTH PARKING AREA PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.40
MAXIMUM FOOT-CANDLES	8.7
MINIMUM FOOT-CANDLES	0.3
MAXIMUM TO MINIMUM FC RATIO	29.32

## LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	NOTE 1	QUANTITY	MOUNTING HEIGHT
A1		VISIONAIRE LIGHTING - ODN LED	POLE	Visionaire Lighting LLC, ODN-2-L-T4-80LC-3-4K-		19	15'
X1		VISIONAIRE LIGHTING - ODN LED	POLE	Visionaire Lighting LLC, ODN-2-L-T4-80LC-3-4K-			15'

## PHOTOMETRIC NOTES

- A1 EXISTING FIXTURE AND POLE TO BE REUSED IN THIS LOCATION  
X1 EXISTING FIXTURE AND POLE TO REMAIN  
HSS HOUSE SIDE SHIELD

Oden LED

Project Name: Catalog Number: Type

Dimensional Drawings

Fixture	A	B	Max. LEDs	Lbs
ODN-2-L	28"	22 1/2"	84	63
ODN-3-L	30"	24"	84	74

With six interchangeable caps and spun shade styles, the Oden - LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The Oden - LEDs' high-quality, durable construction makes it an ideal fixture for any application.

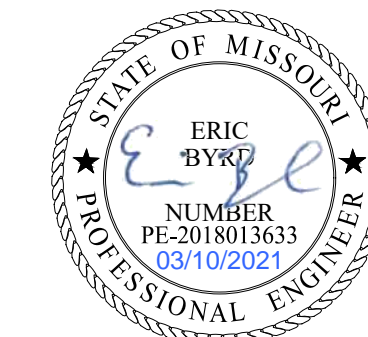
Model	Optics	Source	Milliamps	Kelvin	Voltage	Mounting	Finish	Cap/Shade	Options
ODN-2-L	Type I (T1)	42 (42LC)	550 (3)	4000K (4K)	120-277 (UNV)	Yoke Mount (YM)	Black (BK)	C1 (C1)	Button Type Photocell (PC120) (PC208) (PC240) (PC277)
ODN-2-L	Type II (T2)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Arm Mount Large (AML)	White (WH)	C2 (C2)	Fusing (SF120) (SF277) (SF208) (DF208) (DF240)
ODN-3-L	Type III (T3)	42 (42LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Sandstone (SN)	C3 (C3)	Dual Circuit (DC)
ODN-3-L	Type IV (T4)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Weathered Brown (WB)	C4 (C4)	Cutoff Louver System (CLS)
ODN-3-L	Type V (T5)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Silver Metallic (RL)	C5 (C5)	0-10 V Dimming Driver (DDM)
ODN-3-L	Type VI (T6)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Verdigris (VD)	C6 (C6)	10KV Surge Protector (10KV)
ODN-3-L	Type VII (TSW)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Forest Green (FG)	C7 (C7)	
ODN-3-L	Type VIII (CC)	84 (84LC)	5500K (55K)	480 (5)	347 (8)	Wall Mount (WM)	Custom Color (CC)	C8 (C8)	

LED - Light Emitting Diode

VISIONAIRE LIGHTING  
Performance by a Whole New Light

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PROJECT TITLE



Meadows Building - Phase II

**SFCs** Architecture  
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Planning  
Interiors

SFCs Inc. • 1927 South Tryon St., Ste 207  
Charlotte, North Carolina 28203  
704.372.7327 • Fax 704.372.7369  
www.sfcsc.com

PROJECT DESIGNER : TJM  
PROJECT ARCHITECT : DAS  
PROJECT ENGINEER : ERB  
DRAWN BY : SKT  
CHECKED BY : ERB  
APPROVED BY :

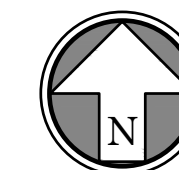
NO.	REVISION DESCRIPTION	DATE
01	REVISION 1	02/08/2021
02	FDP RESPONSES	02/09/2021
03	BID SET	02/24/2021
04	FDP RESPONSES 2	02/23/2021
05	ADDENDUM 1	03/10/2021

DRAWING TITLE

**NORTH PHOTOMETRIC PLAN**

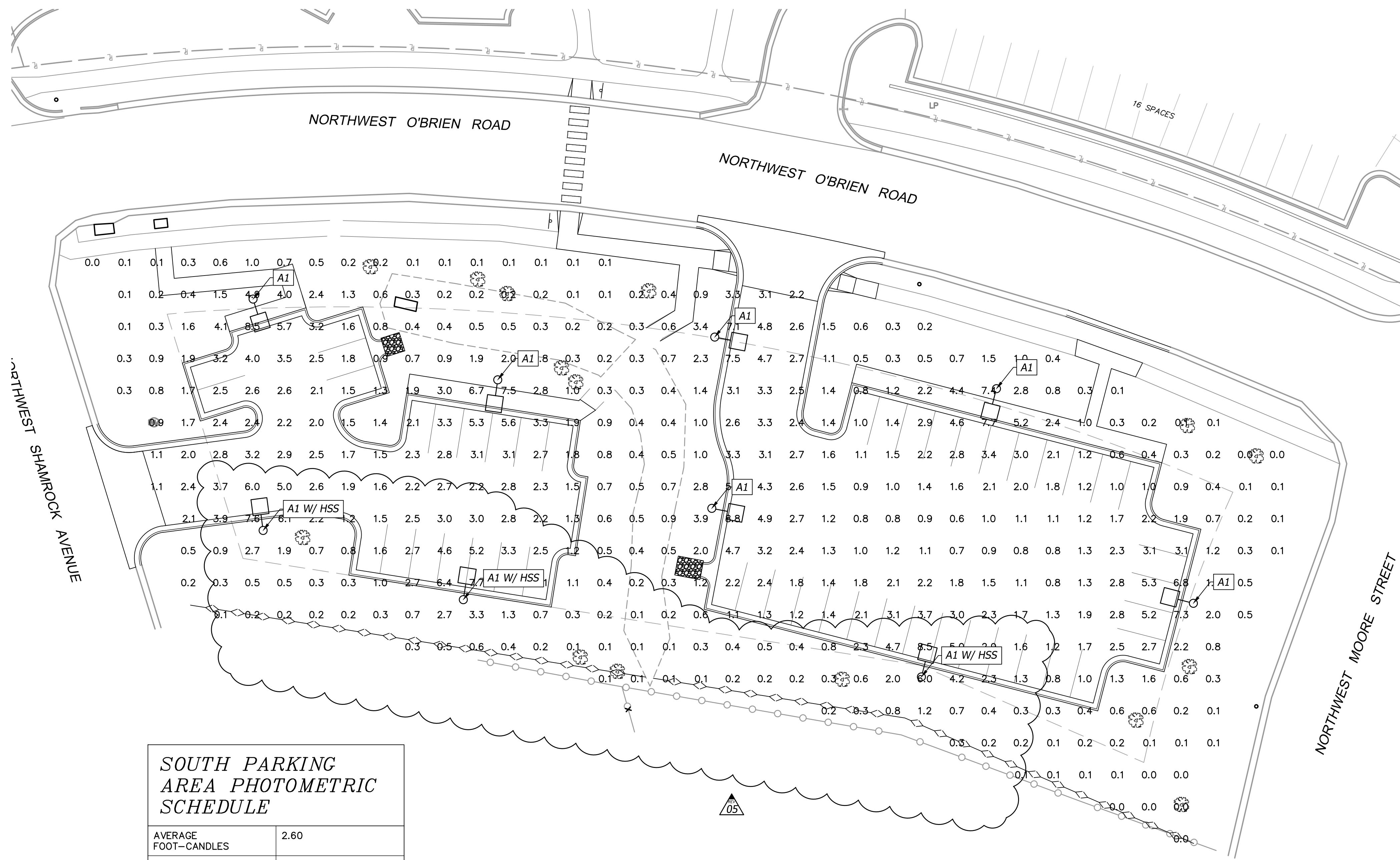
COMM. NO.  
19132.00  
DRAWING  
C6.2

DATE  
DECEMBER 18, 2020  
SHEET  
16 OF 29



GRAPHIC SCALE  
30 0 30





PHOTOMETRIC NOTES

A1 EXISTING FIXTURE AND POLE TO BE REUSED IN THIS LOCATION  
X1 EXISTING FIXTURE AND POLE TO REMAIN

HSS HOUSE SIDE SHIELD



SOUTH PARKING  
AREA PHOTOMETRIC  
SCHEDULE

AVERAGE FOOT-CANDLES	2.60
MAXIMUM FOOT-CANDLES	8.8
MINIMUM FOOT-CANDLES	0.6
MAXIMUM TO MINIMUM FC RATIO	15.86

RELEASE FOR  
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AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/11/2021

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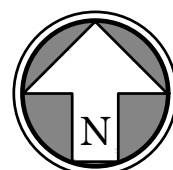
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**SOUTH PHOTOMETRIC PLAN**

COMM. NO. 19132.00  
DATE DECEMBER 18, 2020  
DRAWING SHEET

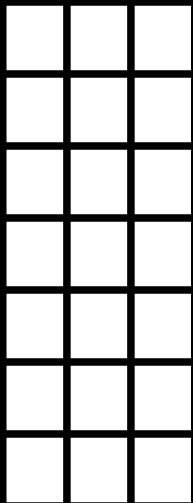
C6.3

17 OF 29



GRAPHIC SCALE  
20 0 20

MENU



GRID VERSION

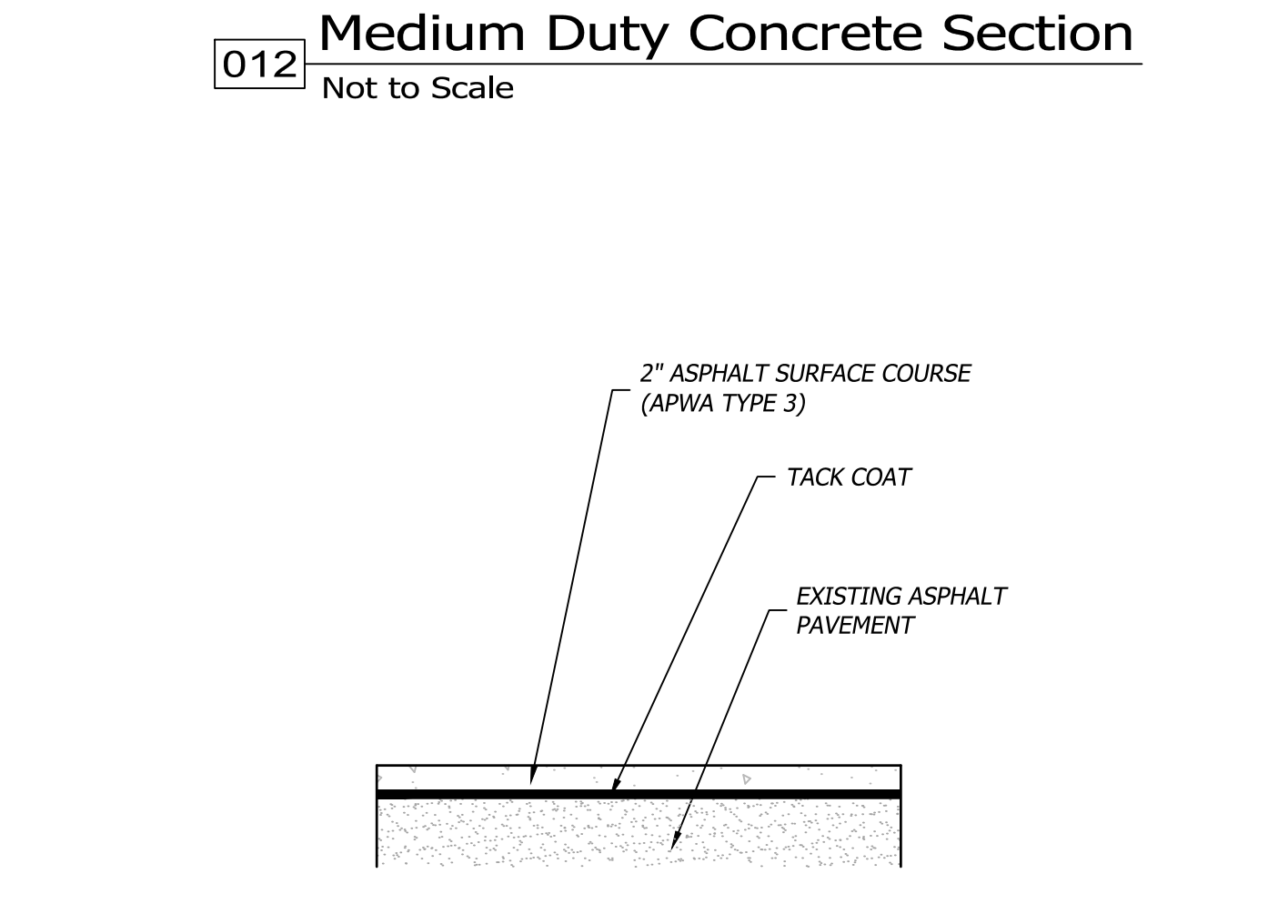
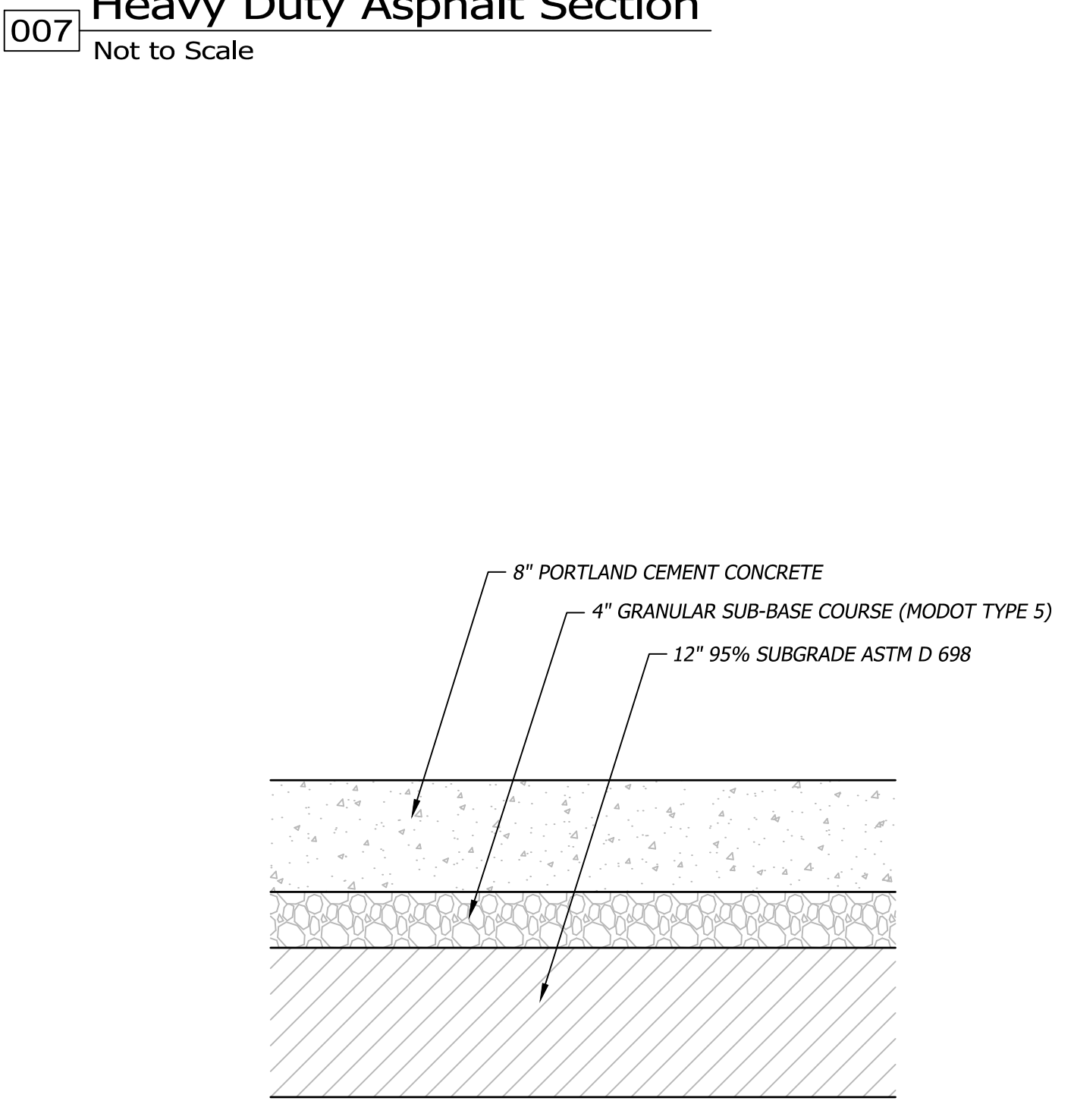
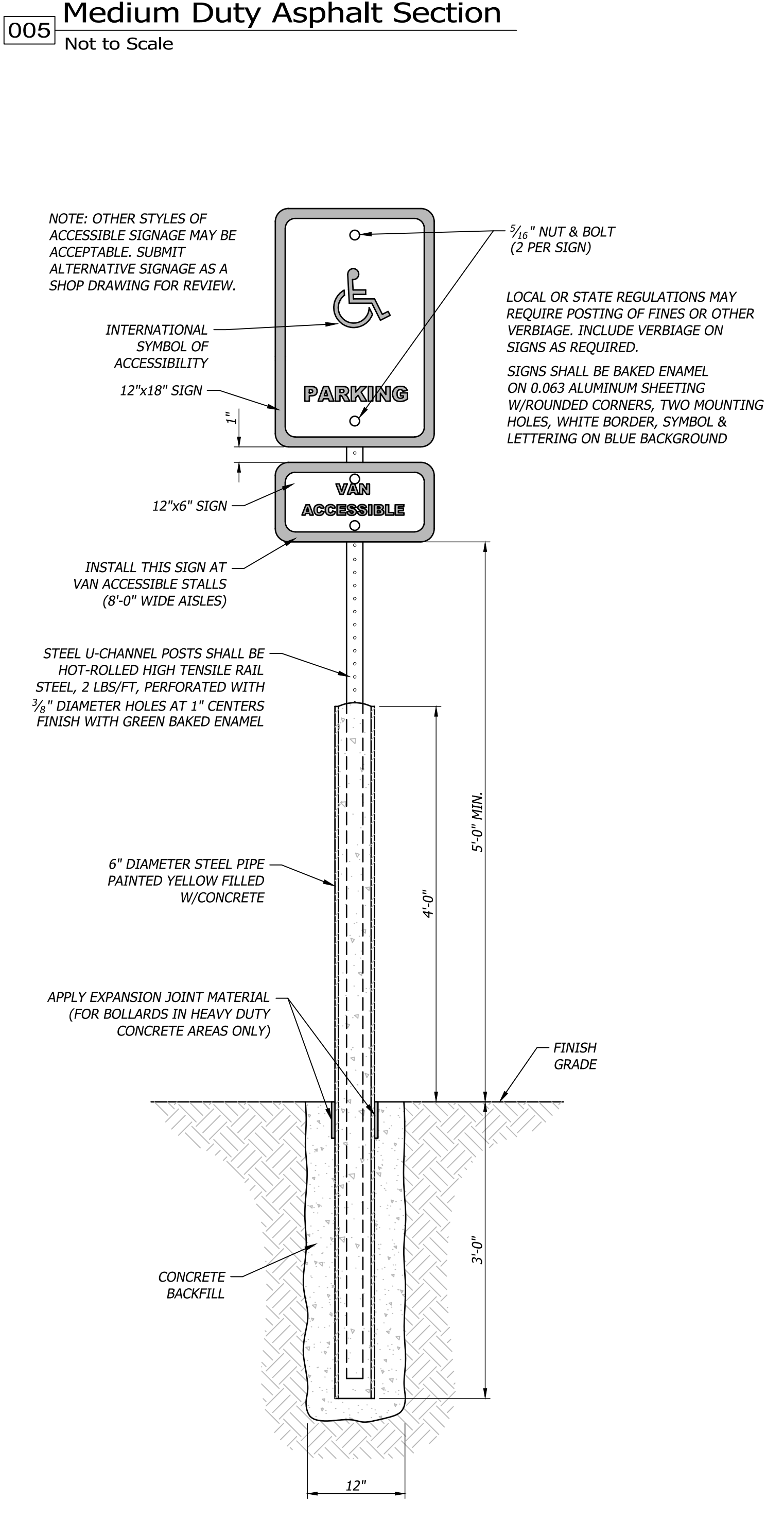
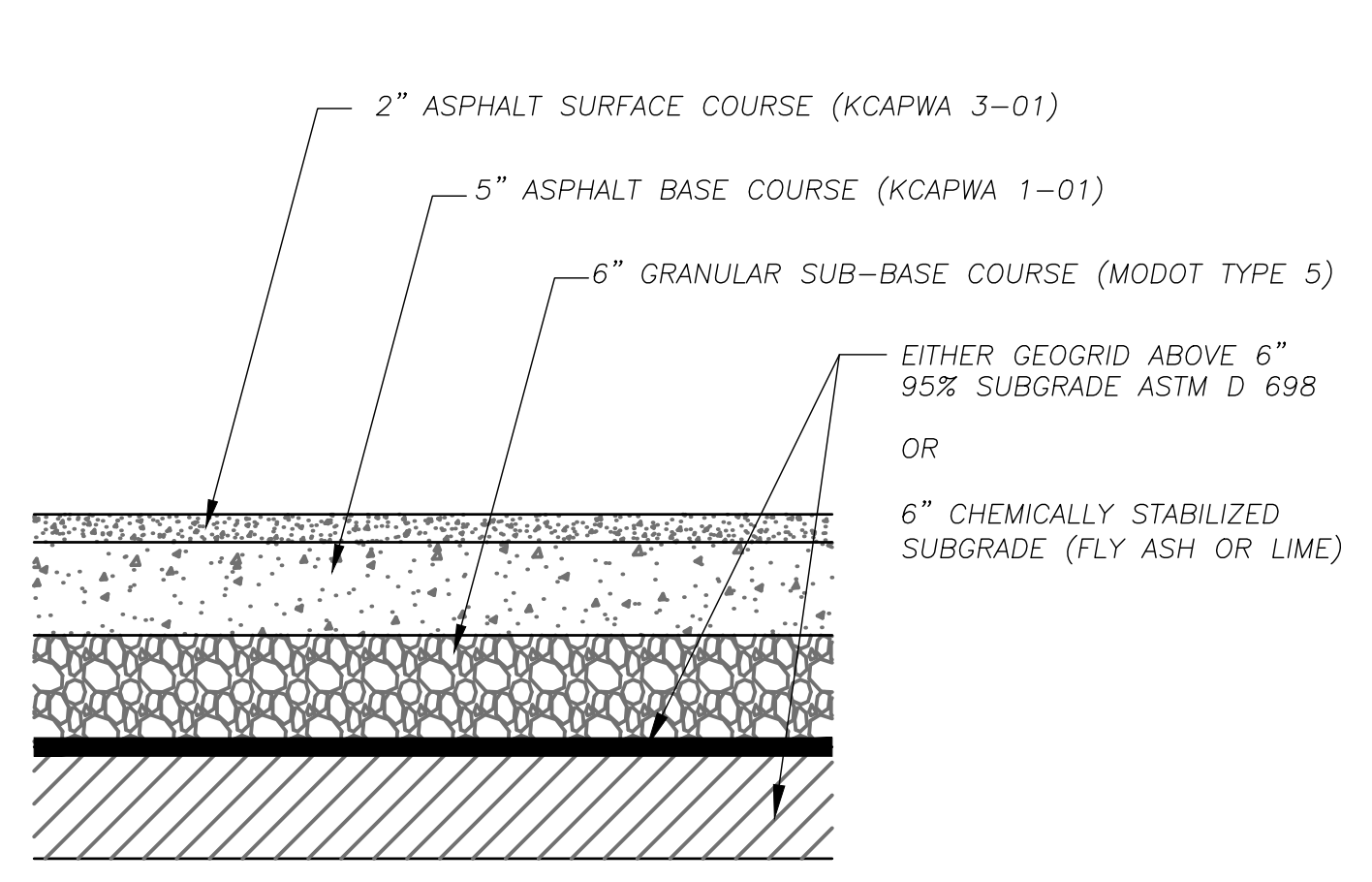
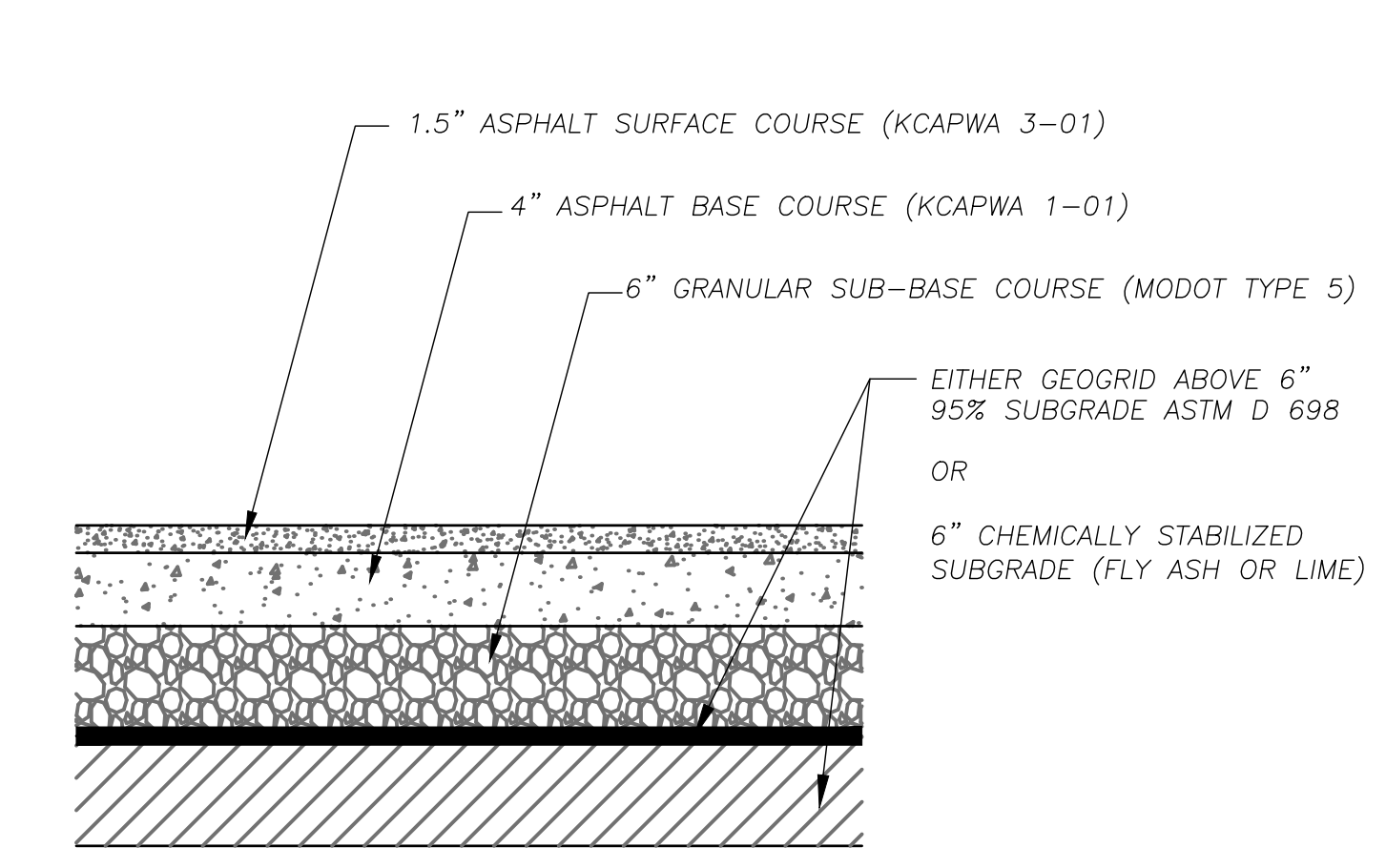
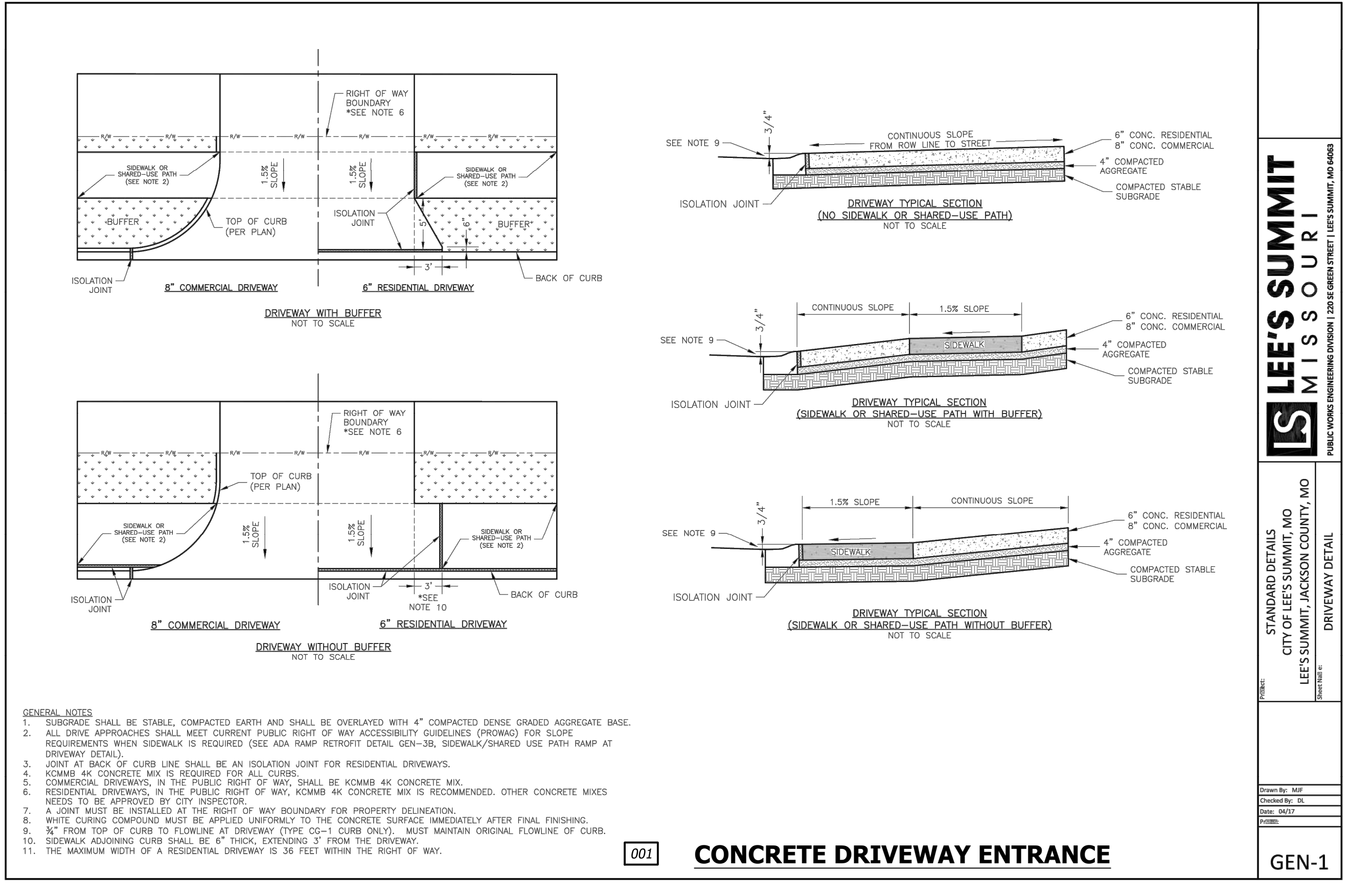
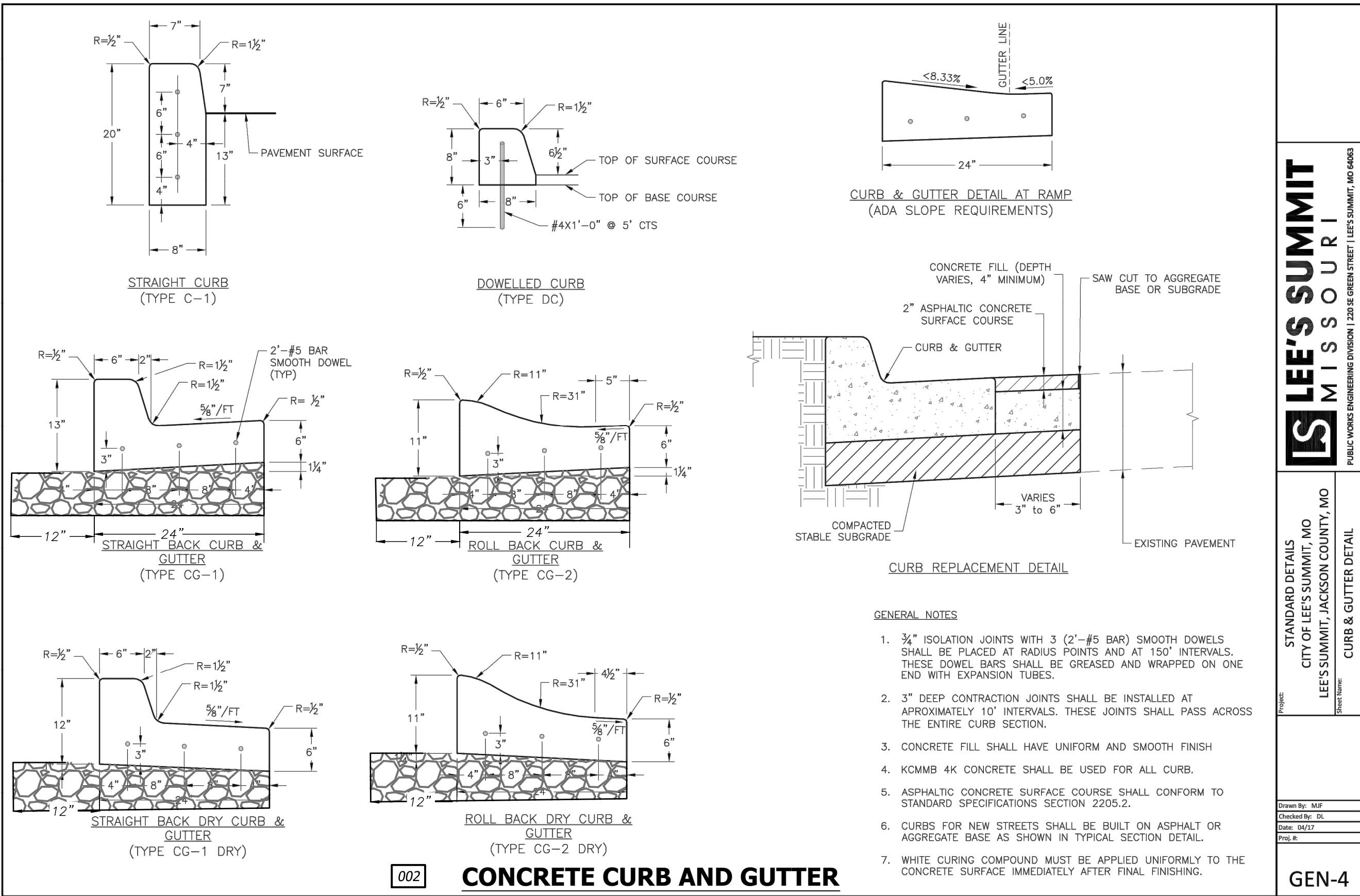
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PLAN DATE

COMM. NO.

DRAWING NO.





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**John Knox Village**  
Meadows Building - Phase II

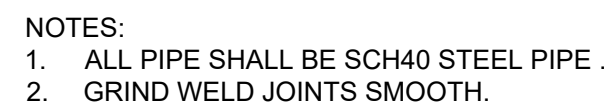
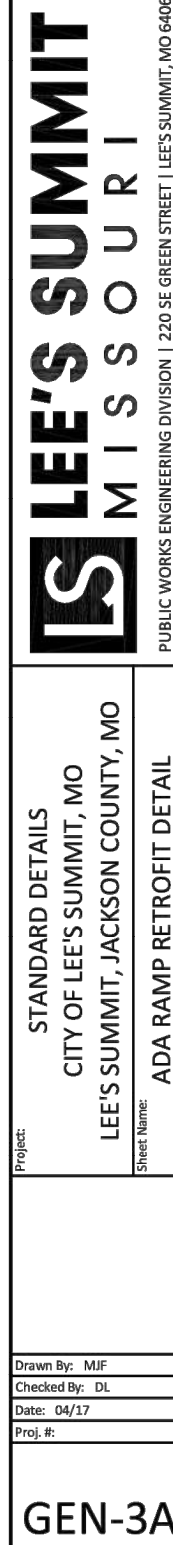
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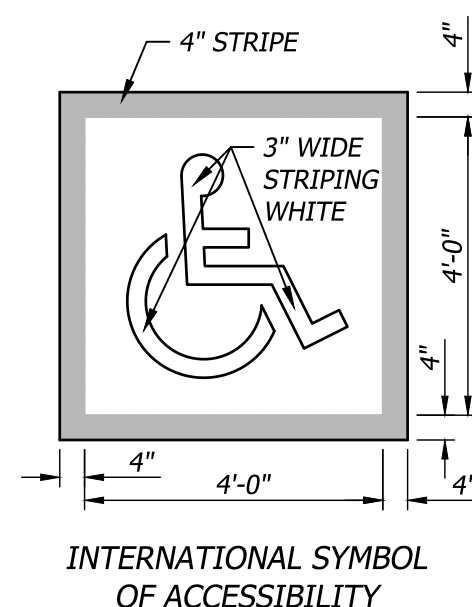
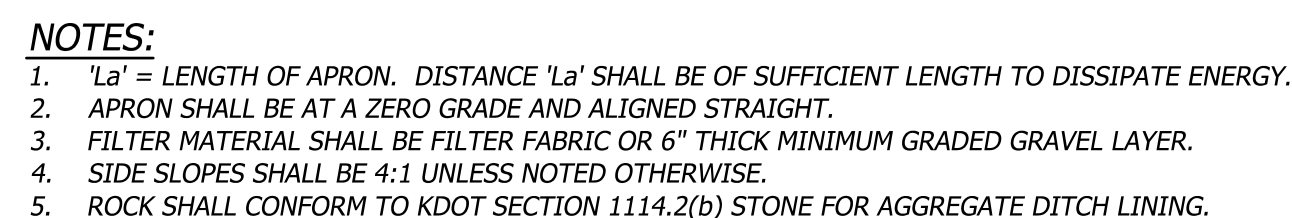
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**CONSTRUCTION DETAILS I**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING C7.0	SHEET 18 OF 29





Not to Scale



**NOTE:**

1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING
2. PARKING STRIPING COLOR TO BE YELLOW ON CONCRETE AND WHITE ON ASPHALT.





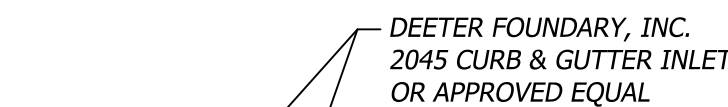
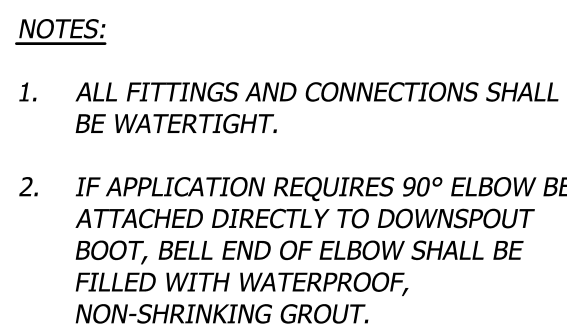
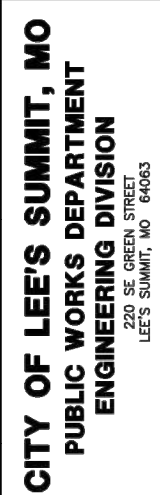
**S F C S** | Architecture  
Engineering  
Planning  
Interiors

PROJECT DESIGNER	:	TJM
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

DRAWING TITLE

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING	SHEET

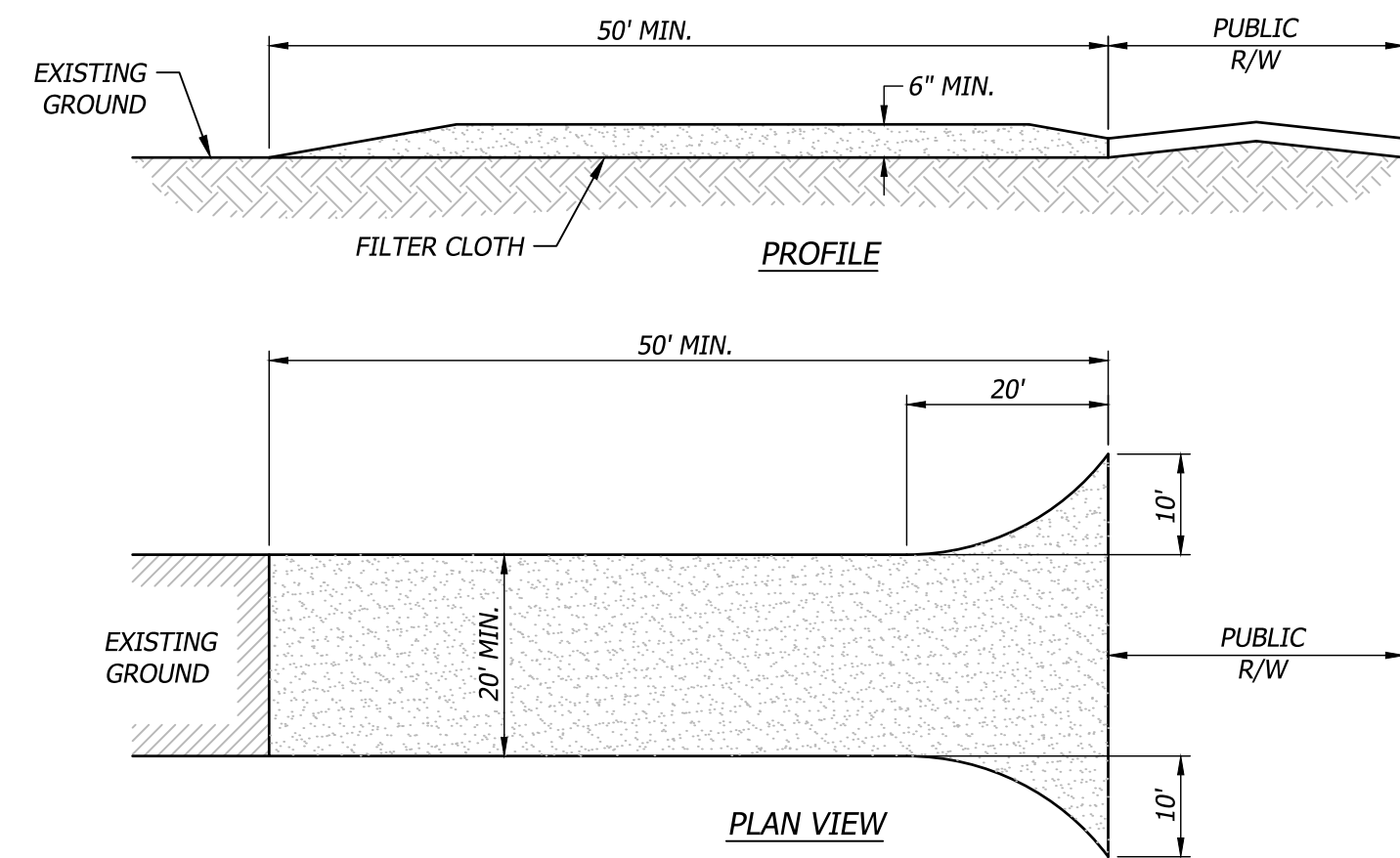
20 OF 29



318 Curb & Grate Inlet  
Not to Scale



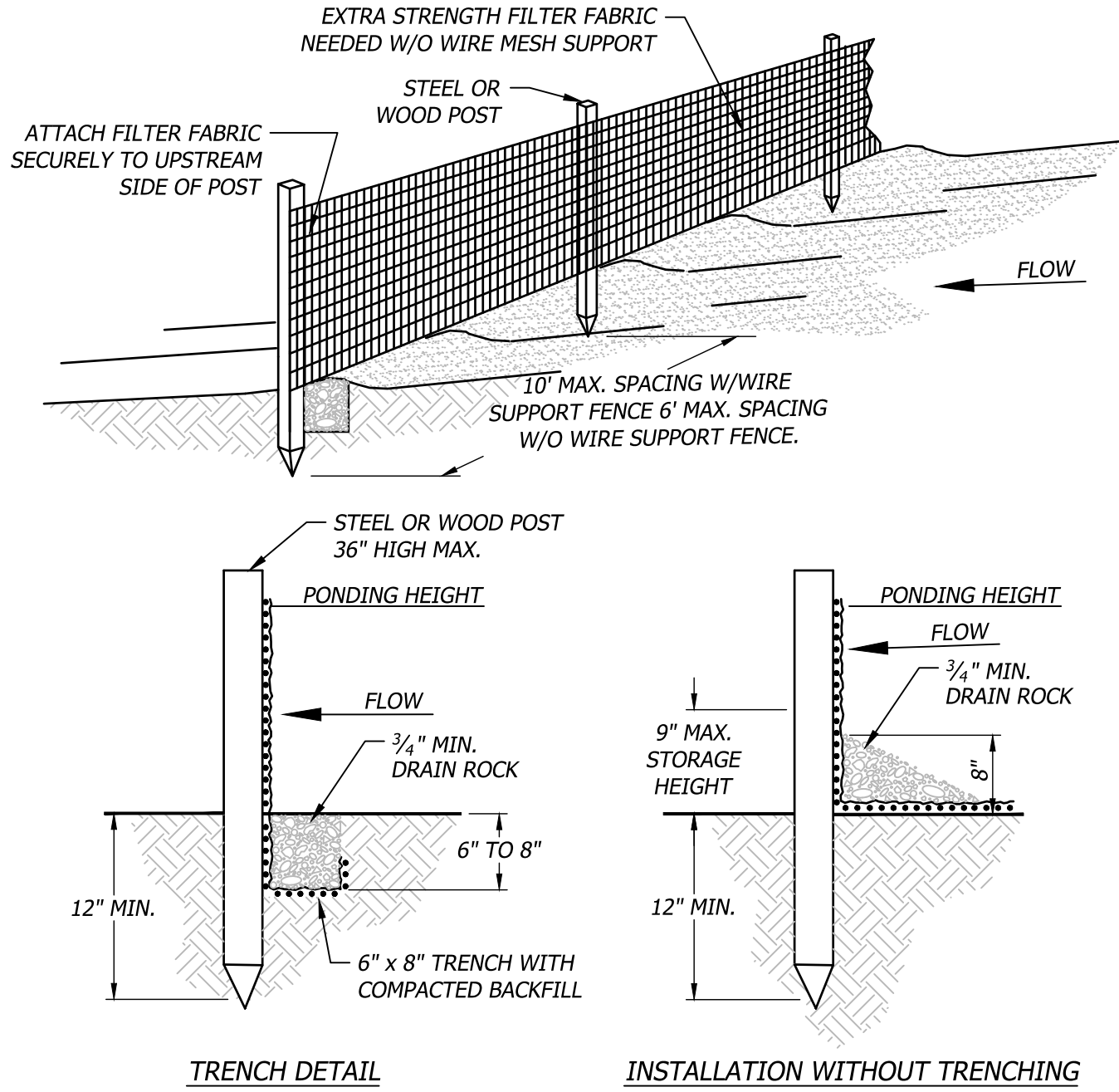




CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

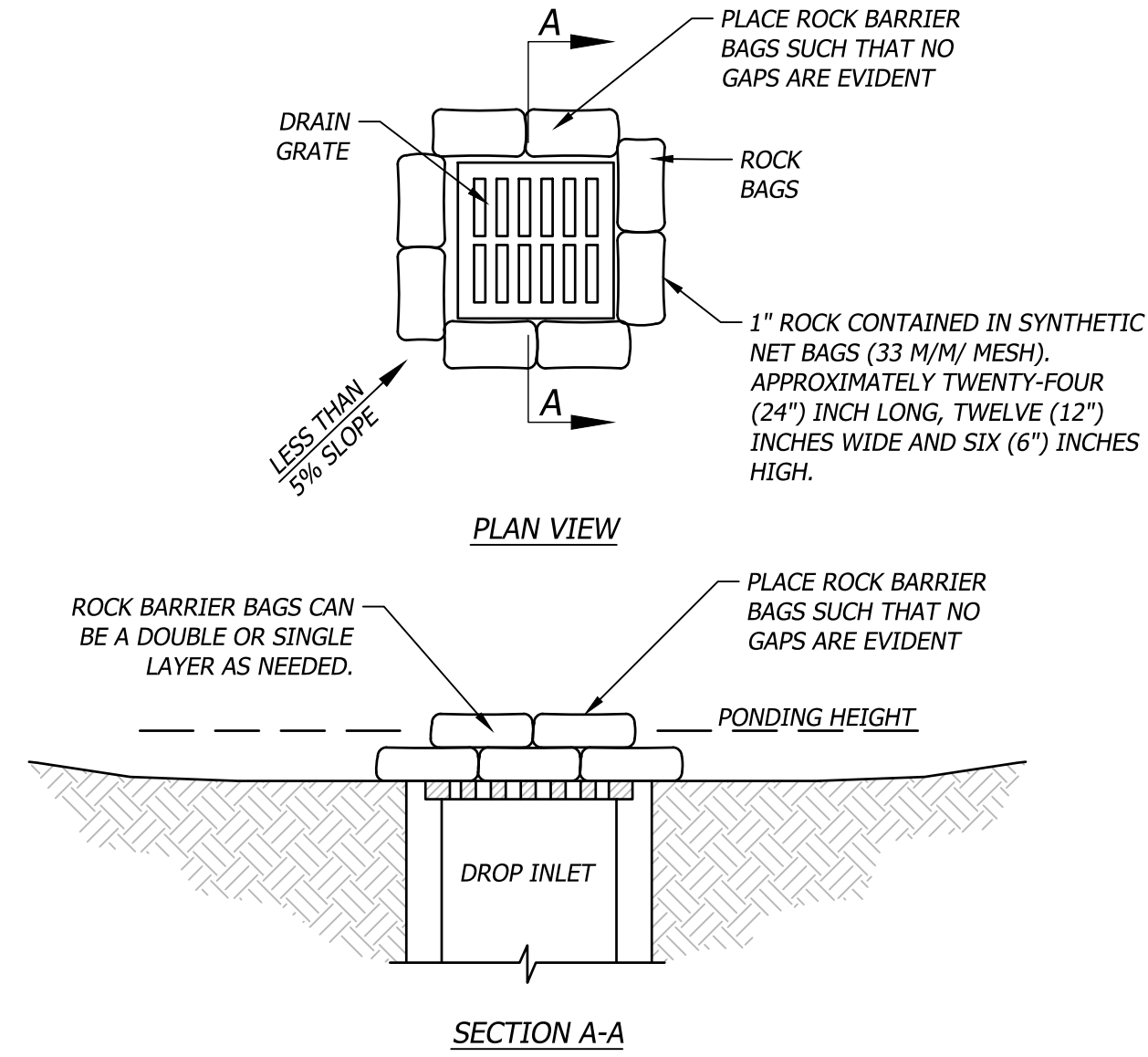
600 Temporary Construction Entrance  
Not to Scale



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

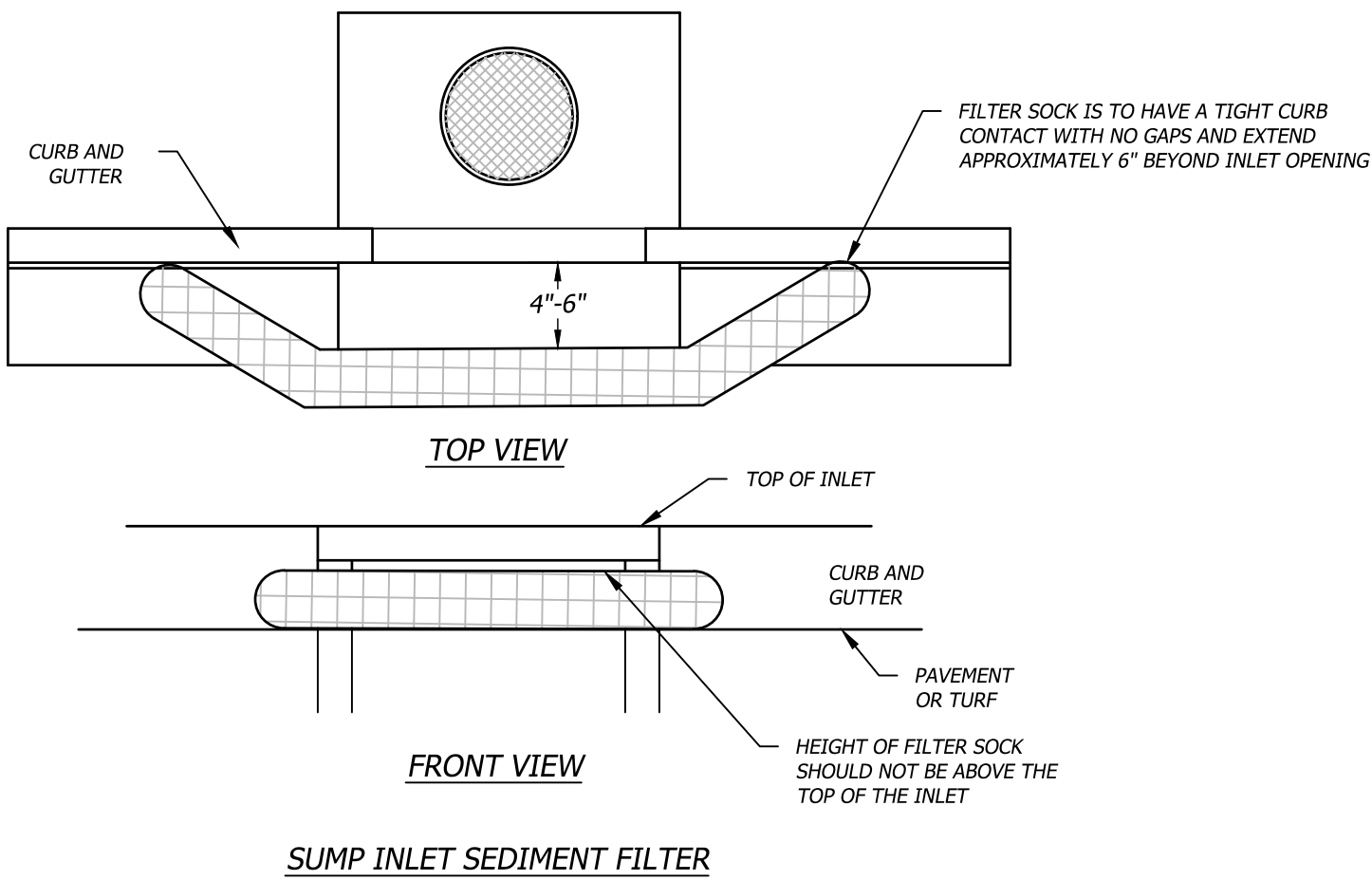
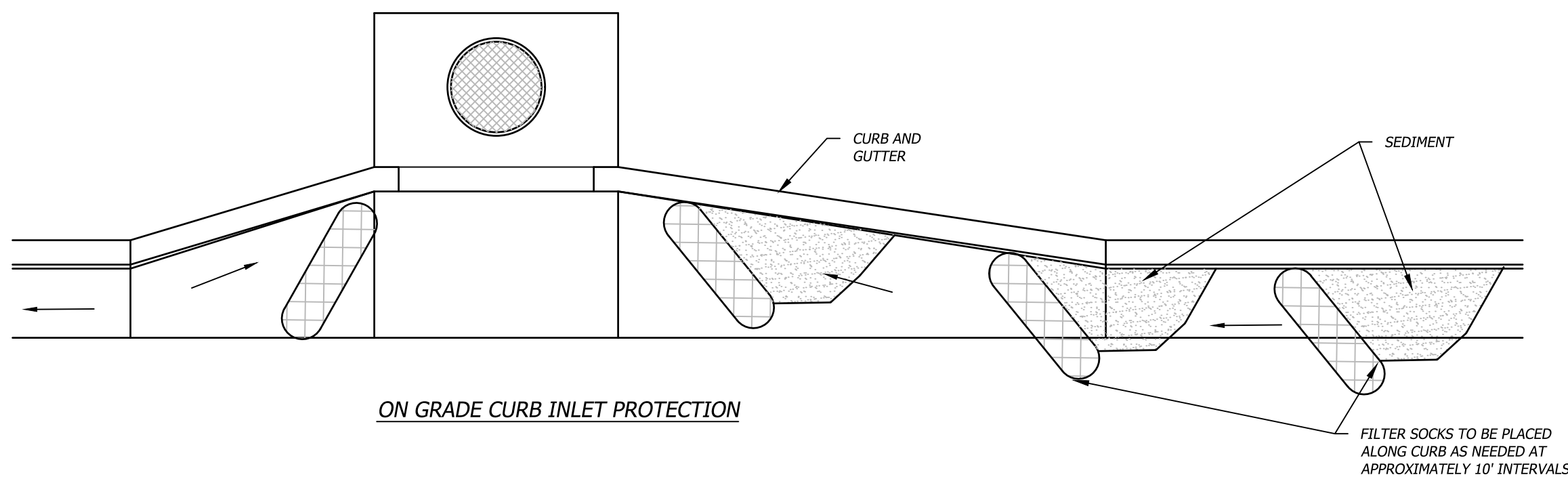
601 Filter Fabric Silt Fence  
Not to Scale



NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. A "REASONABLE" DESIGN SIZE PARTICLE TO CAPTURE MUST BE SELECTED.
3. SIZE DISTRIBUTION OF UPSTREAM SOIL PARTICLES MUST BE EVALUATED.
4. INFLOW AND OUTFLOW FROM THE SYSTEM FOR A SPECIFIC FREQUENCY STORM MUST BE KNOWN.
5. POND VOLUME IS DIRECTLY PROPORTIONAL TO THE DISCHARGE RATE OF WATER FROM THE SYSTEM.
6. POND VOLUME IS INVERSELY PROPORTIONAL TO THE MASS OF THE DESIGN SIZE SUSPENDED PARTICLE.
7. A SYSTEM MUST PROVIDE SUFFICIENT FLOW TO ALLOW FOR DEPOSITION OF DESIGN SIZE PARTICLES.
8. THE PONDING HEIGHT MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

603 Rock Bag Drop Inlet Barrier  
Not to Scale



617 Inlet Filter Bags  
Not to Scale

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PROJECT TITLE



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704.372.7327 ■ Fax 704.372.7369  
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PROJECT DESIGNER	: TJM
PROJECT ARCHITECT	: DAS
PROJECT ENGINEER	: ERB
DRAWN BY	: SKT
CHECKED BY	: ERB
APPROVED BY	:

NO.	REVISION	DESCRIPTION	DATE
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04	FDP RESPONSES 2		02/23/2021

DRAWING TITLE

**EROSION CONTROL DETAILS**

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING	SHEET

C7.3

21 OF 29





MEADOW - EXISTING TREE SCHEDULE

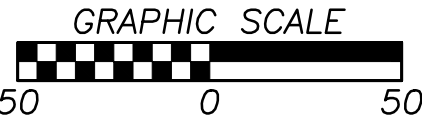
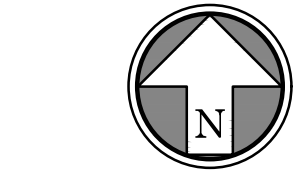
	EXISTING Trees on site that do not need protection or removal.	12
	PIN OAK Tree to be saved and protected during construction.	7
	DEMO PIN OAK Tree to be removed during construction.	28
	DEMO EVERGREEN Tree to be removed during construction.	3

PARKING - EXISTING TREE SCHEDULE

	DEMO PIN OAK Tree to be removed during construction.	20
--	---	----

LEGEND

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
	116	PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE



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05/11/2021

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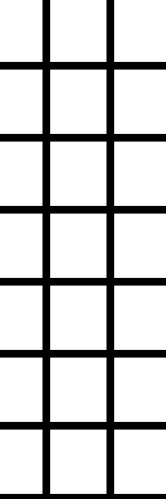
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07	FDP RESPONSES 4		04/06/2021

DRAWING TITLE

TREE CONSERVATION PLAN

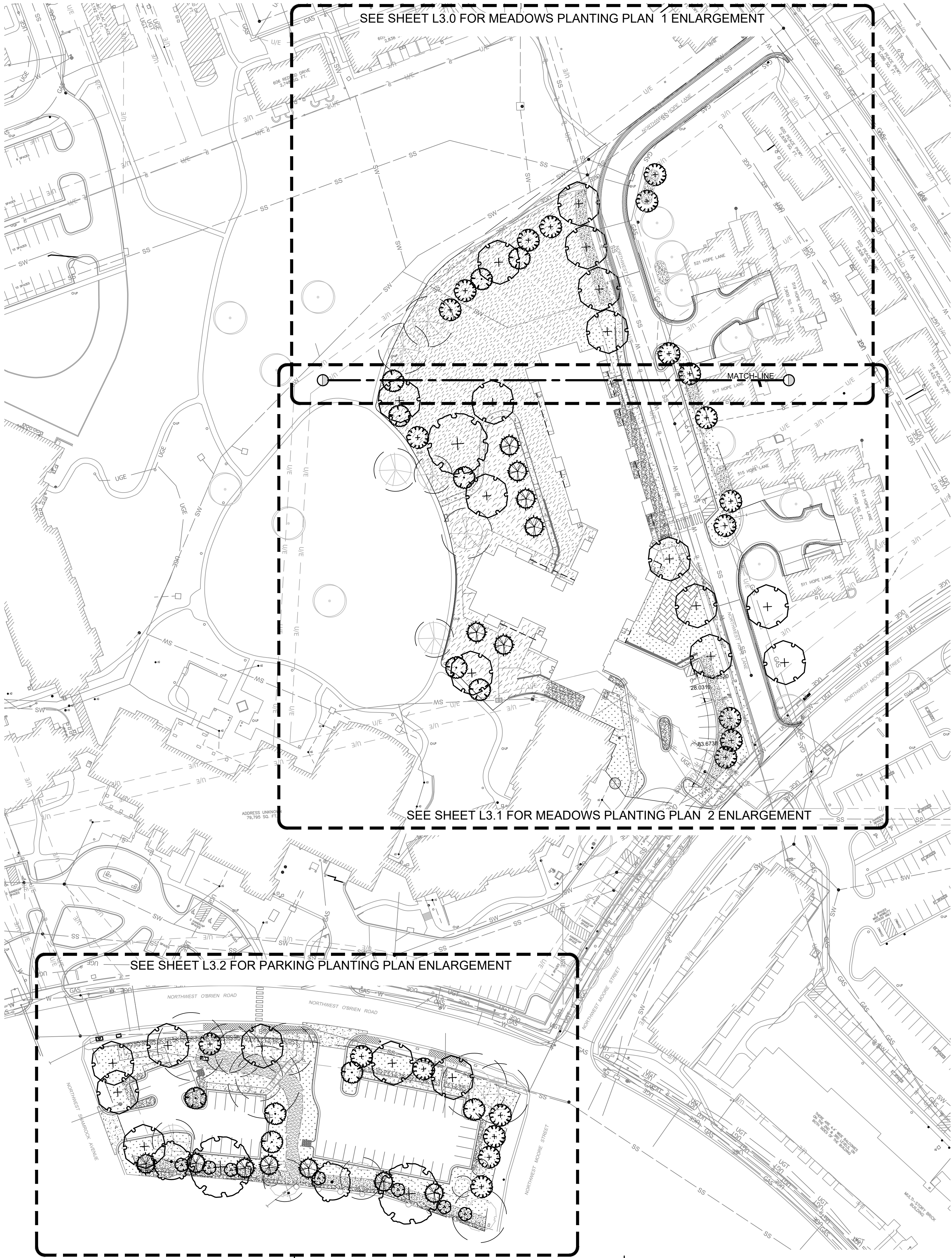
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DRAWING L1.0	SHEET 22 OF 29

MENU



GRID VERSION  
PLAN SCALE  
PLAN DATE  
COUNT NO.  
DRAWING NO.





PLANT LEGEND

EVERGREEN TREE	BOTANICAL / COMMON NAME
	Picea abies / Norway Spruce
ORNAMENTAL TREE	BOTANICAL / COMMON NAME
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	Prunus cerasifera 'Newport' / Newport Flowering Plum
SHADE TREE	BOTANICAL / COMMON NAME
	Acer rubrum 'Franksred' TM / Red Sunset Maple
	Quercus bicolor / Swamp White Oak
	Quercus robur x bicolor 'Long' TM / Regal Prince Oak
	Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree

EXISTING TREE LEGEND

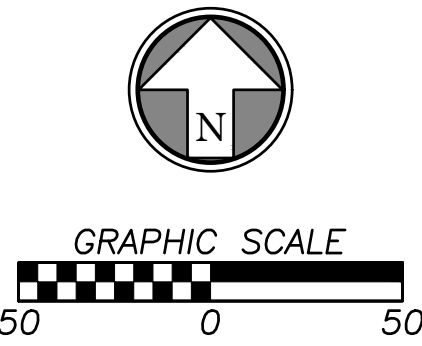
	HONEYLOCUST
	MAPLE
	OAK
	REDBUD
	EXISTING

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided by contractor before construction for review.
- Irrigation plan to not interfere with any proposed improvements shown.
  - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
  - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
  - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
  - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
  - Irrigation controller and rain sensor shall be located in owner approved locations.

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lees Summit/Lees Summit, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.



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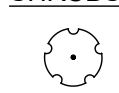

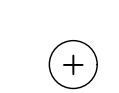
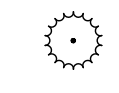

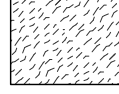
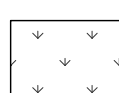
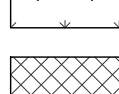
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LANDSCAPE KEY PLAN

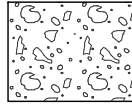
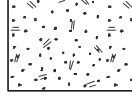
COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING L2.0	SHEET 23 OF 29





MEADOW - PLANT SCHEDULE

EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	Picea abies / Norway Spruce	B & B	2"Cal	8' Ht
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	7	Prunus cerasifera 'Newport' / Newport Flowering Plum	B & B	2"Cal	
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	14	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2"Cal	
	1	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
	15	Quercus robur x bicolor 'Long' TM / Regal Prince Oak	B & B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	9	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal	2' height	
	10	Rosa x 'Knockout' TM / Rose	5 gal	2' height	
	10	Spiraea japonica 'Goldmound' / Spirea	5 gal	12"-18" H	
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	88	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	5 gal	2' height	
UPRIGHT EVERGREEN	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	10	Juniperus chinensis 'Spartan' / Spartan Juniper	5 gal	6' Ht	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	45,810 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	seed		
	10,922 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		
	2,403 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

MEADOW - MULCH SCHEDULE

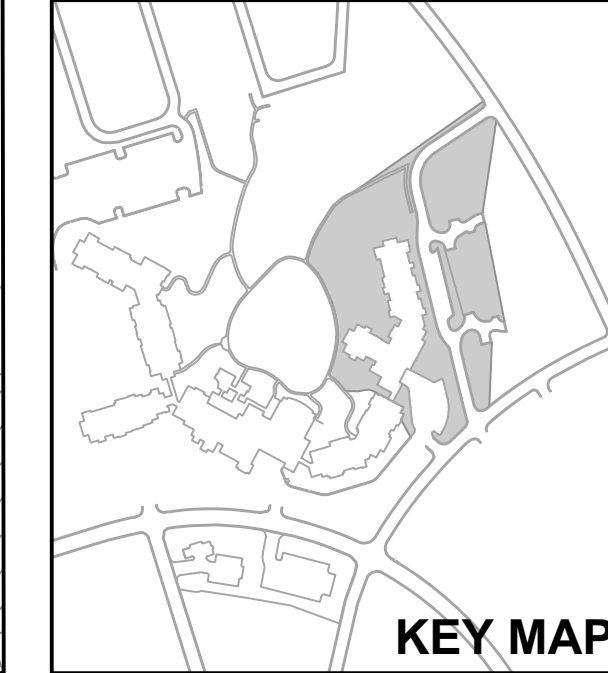
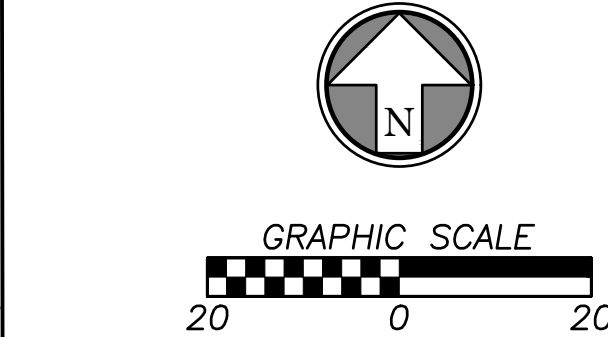
	ROCK MULCH Missouri River Rock or Approved Equal. 1"-3" Rock. Depth 3"	2,893 sf
	WOOD MULCH Double Ground Hardwood Mulch 3" depth	3,420 sf

MEADOW - EXISTING TREE SCHEDULE

	EXISTING Trees on site that do not need protection or removal.	12
	PIN OAK Tree to be saved and protected during construction.	7

SITE DATA

	Quantity	Required	Existing	Provided	Total
Disturbed Site Area	141,080.00				
Open Space Req					
1 tree /5,000 SF of lot area		28.22	5	24	29
2 shrubs /5,000 SF of lot area		56.43	0	57	57
Street Tree					
Northwest Moore St					
Installed w/in 20' of ROW	65				
1 tree / 30 LF of street		2.17	0	3	3
1 shrub/20 LF of street		3.25	0	4	4
Northwest Hope Ln					
Installed w/in 20' of ROW	639				
1 tree / 30 LF of street		21.30	6	16	22
1 shrub/20 LF of street		31.95	0	35	35
Perimeter Parking Landscape					
10' buffer	124				
12 shrubs/40 LF	3.1	37.2	N/A	31	
Continuous screen of 2.5' shrubs		Y		Y	



RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/11/2021

**BHC RHODES**  
Civil Engineering • Surveying • Utilities  
7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
p. (913) 663-1900 f. (913) 663-1633  
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PROJECT TITLE



Meadows Building - Phase II

**SFC S** Architecture  
Engineering  
Planning  
Interiors

SFCS Inc. • 1927 South Tryon St., Ste 207  
Charlotte, North Carolina 28203  
704.372.7327 • Fax 704.372.7369  
www.sfcs.com

PROJECT DESIGNER	:	TJM
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

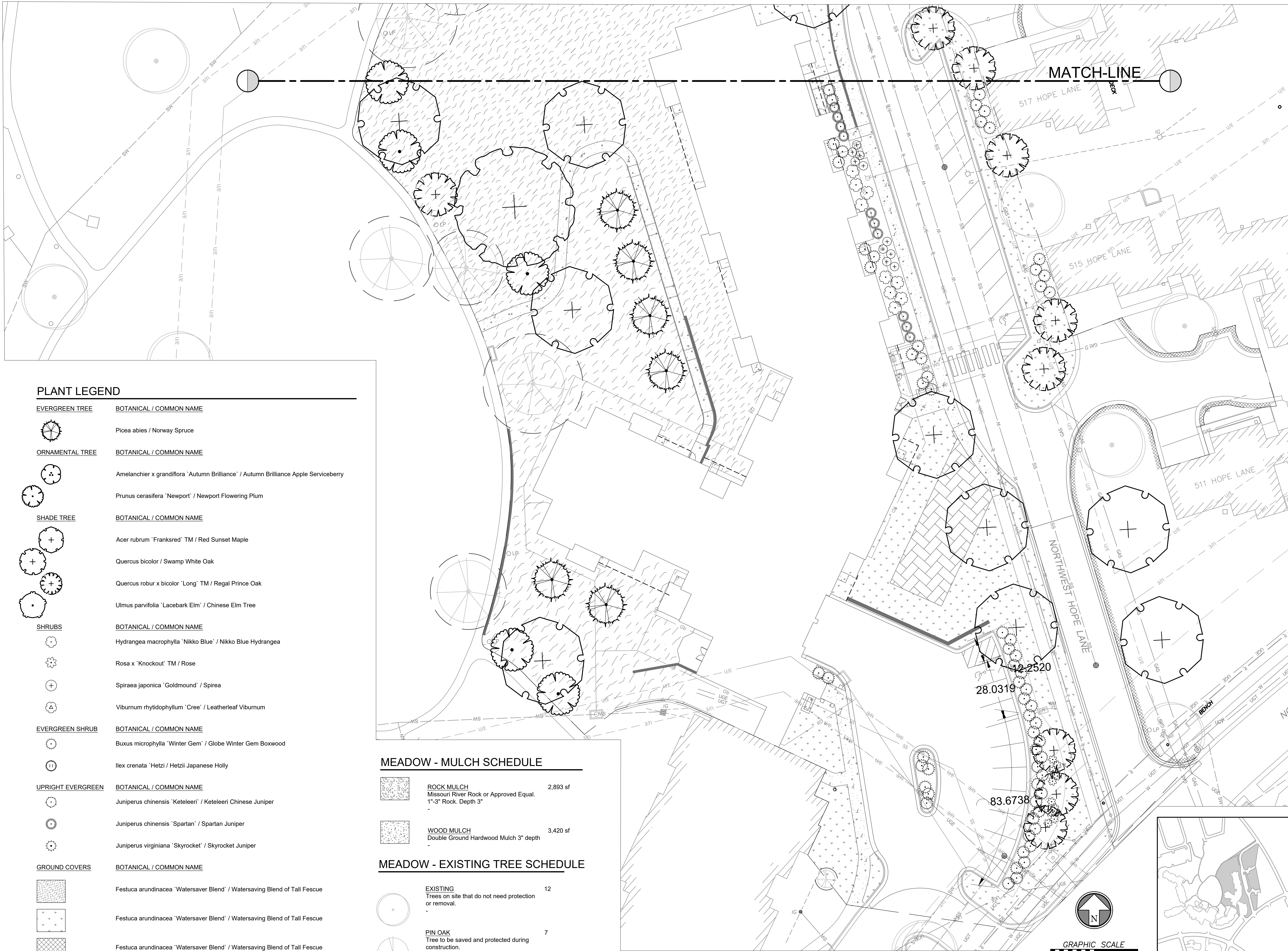
NO.	REVISION	DESCRIPTION	DATE
01	REVISION 1		02/08/2021
02	FDP RESPONSES		02/09/2021
03	BID SET		02/24/2021
04	FDP RESPONSES 2		02/23/2021

DRAWING TITLE

MEADOWS PLANTING PLAN 1

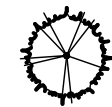
COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING L3.0	SHEET 24 OF 29





PLANT LEGEND

EVERGREEN TREE



BOTANICAL / COMMON NAME

Picea abies / Norway Spruce

ORNAMENTAL TREE



BOTANICAL / COMMON NAME

Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry

SHADE TREE



BOTANICAL / COMMON NAME

Acer rubrum 'Franksred' TM / Red Sunset Maple



Quercus bicolor / Swamp White Oak

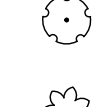


Quercus robur x bicolor 'Long' TM / Regal Prince Oak



Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree

SHRUBS

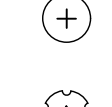


BOTANICAL / COMMON NAME

Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea



Rosa x 'Knockout' TM / Rose

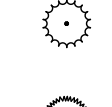


Spiraea japonica 'Goldmound' / Spirea



Viburnum rhytidophyllum 'Cree' / Leatherleaf Viburnum

EVERGREEN SHRUB



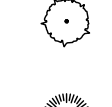
BOTANICAL / COMMON NAME

Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood



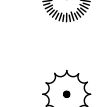
Ilex crenata 'Hetzi' / Hetzii Japanese Holly

UPRIGHT EVERGREEN



BOTANICAL / COMMON NAME

Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper

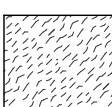


Juniperus chinensis 'Spartan' / Spartan Juniper



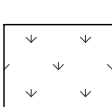
Juniperus virginiana 'Skyrocket' / Skyrocket Juniper

GROUND COVERS

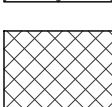


BOTANICAL / COMMON NAME

Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue

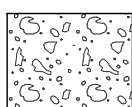


Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue



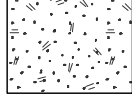
Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue

MEADOW - MULCH SCHEDULE



ROCK MULCH  
Missouri River Rock or Approved Equal.  
1"-3" Rock. Depth 3"

2,893 sf



WOOD MULCH  
Double Ground Hardwood Mulch 3" depth

3,420 sf

MEADOW - EXISTING TREE SCHEDULE



EXISTING  
Trees on site that do not need protection  
or removal.

12



PIN OAK  
Tree to be saved and protected during  
construction.

7

MATCH-LINE

517 HOPE LANE

515 HOPE LANE

511 HOPE LANE

NORTHWEST HOPE LANE

28.0319

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83.6738

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**BHC RHODES**  
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PROJECT TITLE



Meadows Building - Phase II

**SFC S**

Architecture  
Engineering  
Planning  
Interiors

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www.sfcs.com

PROJECT DESIGNER : TJM  
PROJECT ARCHITECT : DAS  
PROJECT ENGINEER : ERB  
DRAWN BY : SKT  
CHECKED BY : ERB  
APPROVED BY :

NO.	REVISION	DESCRIPTION	DATE
01	REVISION 1		02/08/2021
02	FDP RESPONSES		02/09/2021
03	BID SET		02/24/2021
04	FDP RESPONSES 2		02/23/2021
05	ADDENDUM 1		03/10/2021

DRAWING TITLE

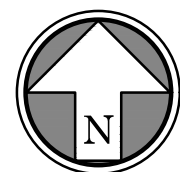
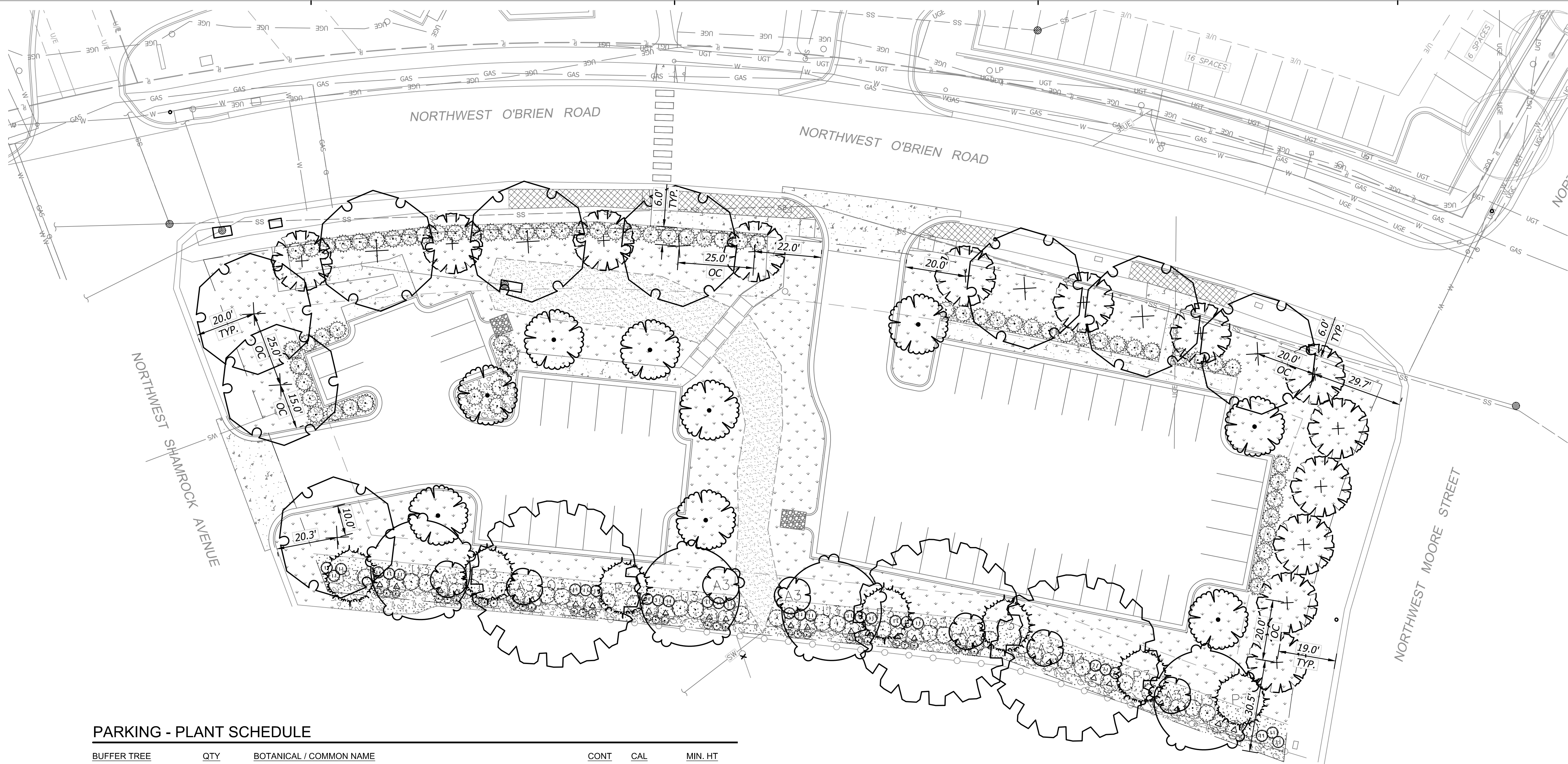
**PARKING PLANTING PLAN**

COMM. NO.  
19132.00  
DRAWING  
L3.2

DATE  
DECEMBER 18, 2020  
SHEET

L3.2

26 OF 29



GRAPHIC SCALE  
20 0 20

**PARKING - PLANT SCHEDULE**

BUFFER TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MIN. HT
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	3"Cal	
	7	Picea abies / Norway Spruce FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	3"Cal	8' Ht
	3	Quercus bicolor / Swamp White Oak FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	3"Cal	
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MIN. HT
	9	Prunus cerasifera 'Newport' / Newport Flowering Plum FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	2"Cal	
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MIN. HT
	9	Acer rubrum 'Franksred' TM / Red Sunset Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	2"Cal	
	13	Quercus robur x bicolor 'Long' TM / Regal Prince Oak FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L-200	B & B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	28	Viburnum rhytidophyllum 'Cree' / Leatherleaf Viburnum FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L-200	5 gal	24"- 30" H	
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	70	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L-200	5 gal	2' height	
	30	Ilex crenata 'Hetzi' / Hetzii Japanese Holly FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L-200	5 gal	24"- 30" H	
UPRIGHT EVERGREEN	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	
	27	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L-200	B & B	6' Ht	
	33	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L-200	B & B	6' Ht	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	16,210 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue LANDSCAPE EDGING WHERE GRASS ADJOINS PLANTING BED. FOR PLANTING SPECIFICATIONS SEE DETAIL 806, SHEET L-200	sod		
	894 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue MINIMUM 2 FT STRIP OF SOD ALONG ALL NEW CURB.	sod		

**PARKING - MULCH SCHEDULE**

	ROCK MULCH Missouri River Rock or Approved Equal. 1"-3" Rock. Depth 3" -	3,382 sf
	WOOD MULCH Double Ground Hardwood Mulch 3" depth -	2,876 sf

**SITE DATA**

	Quantity	Required	Existing	Provided	Total
<b>Site Area</b>	44,956.00				
<b>Open Space Req</b>					
1 tree / 5,000 SF of lot area		8.99	0	9	9
2 shrubs / 5,000 SF of lot area		17.98	0	18	18
<b>Street Tree</b>					
<b>Northwest O'Brien Rd</b>					
Installed w/in 20' of ROW	368.25				
1 tree / 30 LF of street		12.28	0	13	13
1 shrub / 20 LF of street		18.41	0	28	28
<b>Northwest Shamrock Ave</b>					
Installed w/in 20' of ROW	94.39				
1 tree / 30 LF of street		3.15	0	4	4
1 shrub / 20 LF of street		4.72	0	5	5
<b>Northwest Moore St</b>					
Installed w/in 20' of ROW	128.77				
1 tree / 30 LF of street		4.29	0	5	5
1 shrub / 20 LF of street		6.44	0	8	8
<b>Perimeter Parking Landscape</b>					
10' buffer					
12 shrubs / 40 LF	279	83.7	0	70	70
Continuous screen of 2.5' shrubs		Y	N/A	Y	
<b>Island/Interior Landscape</b>	19,981.00				
parking area >10 spaces	48				
5% of parking area		999.05	N/A	1,406.00	
<b>Buffer Planting</b>					
20' width					
6' fence	328				
2 shade trees / 100 LF		6.56	0	7	7
2 ornamental trees / 100 LF		6.56	N/A	7	7
2 evergreen trees / 100 LF		6.56	N/A	7	7
10 shrub / 100 LF		32.8	N/A	77	77

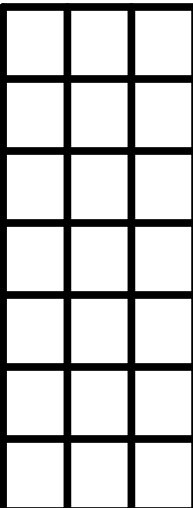
5

SHEET UPDATED  
PER REV 5



KEY MAP

MENU



GRID VERSION

PLAN SCALE

PLAN DATE

COUNT NO.

DRAWING NO.





PROJECT TITLE



Meadows Building - Phase II

**SFC S** Architecture  
Engineering  
Planning  
Interiors  
SFC S Inc. • 1927 South Tryon St., Ste 207  
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704.372.7327 • Fax 704.372.7369  
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PROJECT DESIGNER	:	TJM	
PROJECT ARCHITECT	:	DAS	
PROJECT ENGINEER	:	ERB	
DRAWN BY	:	SKT	
CHECKED BY	:	ERB	
APPROVED BY	:		
NO.	REVISION	DESCRIPTION	DATE
01	REVISION 1		02/08/2021
02	FDP RESPONSES		02/09/2021
03	BID SET		02/24/2021
04	FDP RESPONSES 2		02/23/2021

DRAWING TITLE

PLANTING DETAILS

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING L4.0	SHEET 27 OF 29

## PLANTING NOTES

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - Creeping groundcover shall be a minimum of 6' from paving edge.
  - All trees shall be a minimum of 3 ft. from paving edge.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - All shrubs shall be a minimum of 2 ft. from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 2".
- Note: If plants are not labeled - they are existing and shall remain.
- All landscaped areas in right of way shall be sodded and irrigated unless otherwise specified.

### MATERIALS:

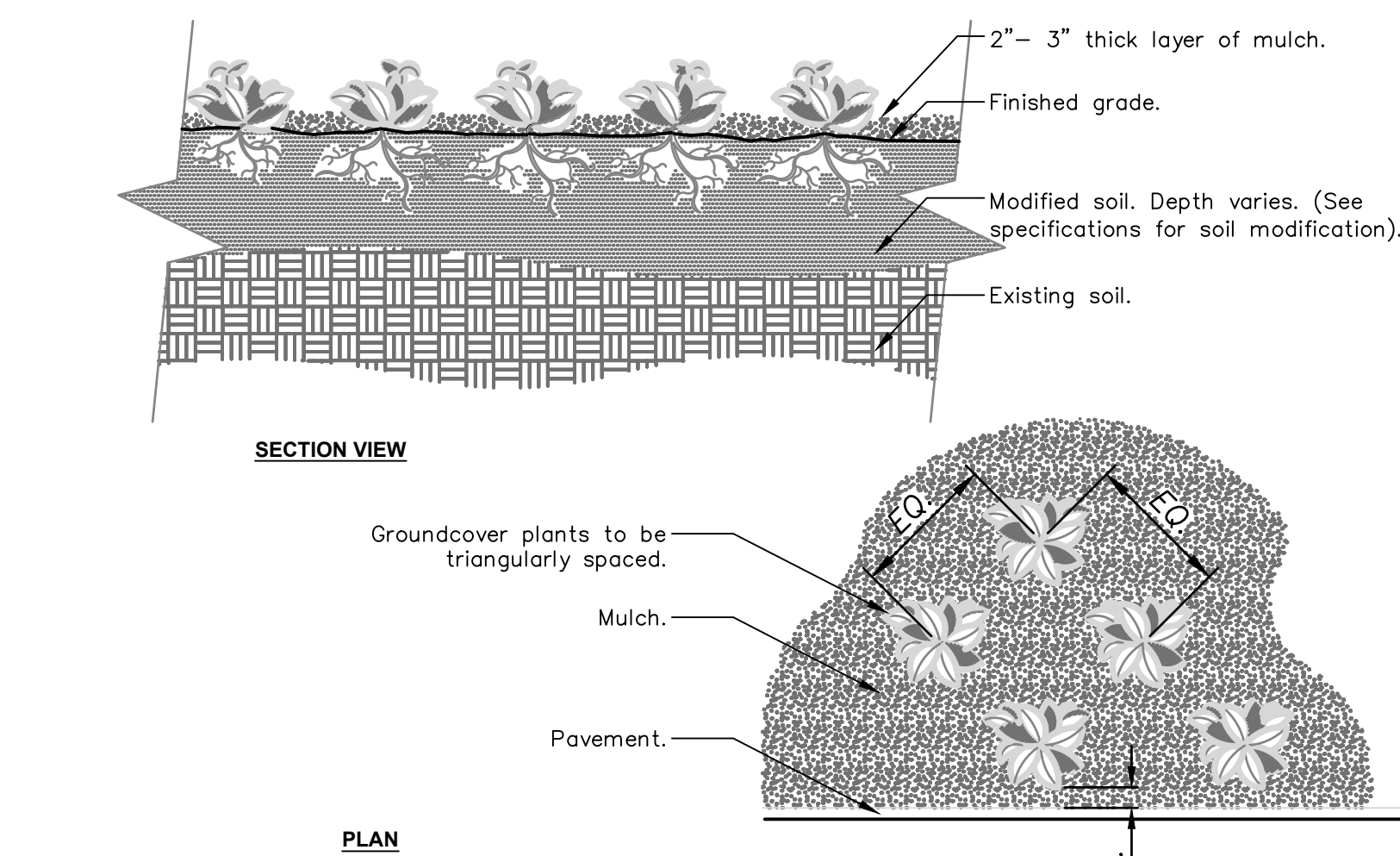
- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Kind, size and quality of plant material shall conform to American Standard for nursery stock, ANSI-Z60-2004, or most recent edition.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

### INSTALLATION:

- All compacted soil within the area to be landscaped shall be removed to a depth of not less than two (2) feet and shall be backfilled with topsoil.
- Prepare planting beds by incorporating an approved composed organic soil into existing soil for all shrub, perennial, and annual planting beds at a minimum depth of 6". Thoroughly mix organic material into the existing soil by roto-tilling or other approved method to a minimum depth of 12".
- Planting of trees, shrubs, and seeded groundcover shall be commenced during either the spring (March 15 - June 15) or fall (September 1 - October 15) planting season and with water available for hand irrigation purposes.
- Apply liquid, root stimulator, to all shrubs and groundcovers at rates recommended by manufacturer during first planting watering following installation.
- All planting beds will be prepared with polypropylene landscape fabric before plant material is installed. Rock mulch to be placed over polypropylene landscape fabric at a depth of 2" - 4".
- Landscape fabric should be installed flat with all folds either pinned down with 4" landscape pins, overlap adjoining sheets a minimum of 2' - 4" steel landscape staples to be used to pin down the corners before mulch is installed.
- After plants have been installed, all planting beds shall be treated with dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 20% peat or well composted manure and 80% topsoil.
- Trees planted in landscaped planting areas shall be situated a minimum of three (3) feet from any curb.
- Plant material shall be maintained and guaranteed for a period of one year after owner's acceptance of finished job. All dead or damaged plant material shall be replaced at landscape contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.
- All landscape beds shall be level with surrounding hardscape.
- Top of mulch bed to remain a minimum of 3" below the thru wall flashing at the brick facade of the building.

## 803 SHRUB PLANTING DETAIL

Not to Scale



### Notes:

- See planting legend for groundcover species, size, and spacing dimension.
- Small roots ( $\frac{1}{4}$ " or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- Settle soil around root ball of each groundcover prior to mulching.

URBAN TREE FOUNDATION © 2014

## 804 GROUNDCOVER SPACING DETAIL

Not to Scale



SELECT DESIRED SIZE	PRODUCT	SIZE	PACKAGE
<input type="checkbox"/>	SURE-LOC CRISPRIDGE	18" X 4"	15 PIECES (120 LINEAR FEET) PER BOX
<input type="checkbox"/>	SURE-LOC CRISPRIDGE	18" X 4" X 16"	15 PIECES (240 LINEAR FEET) PER BOX
<input type="checkbox"/>	SURE-LOC CRISPRIDGE	18" X 5 1/2"	15 PIECES (240 LINEAR FEET) PER BOX
<input type="checkbox"/>	SURE-LOC SUREEDGE	3 1/8" X 4"	10 PIECES (160 LINEAR FEET) PER BOX
<input checked="" type="checkbox"/>	SURE-LOC SUREEDGE	3 1/8" X 5 1/2"	10 PIECES (160 LINEAR FEET) PER BOX

### NOTES:

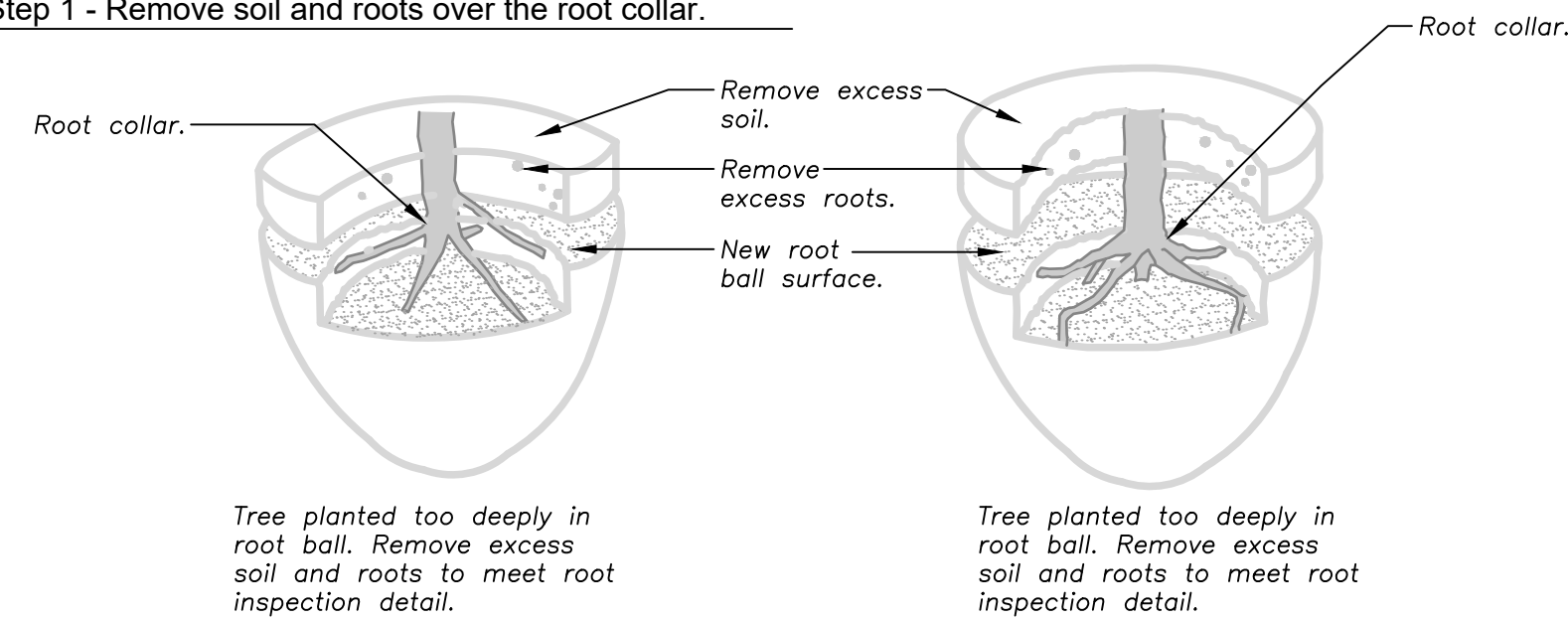
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 200-005

SURE-LOC ALUMINUM EDGING CORPORATION  
494 EAST 64TH ST  
HOLLAND, MI 49423  
TOLL FREE: 1-800-767-3662  
PHONE: (616) 392-3009  
FAX: (616) 392-5134  
[www.surelocedging.com](http://www.surelocedging.com)

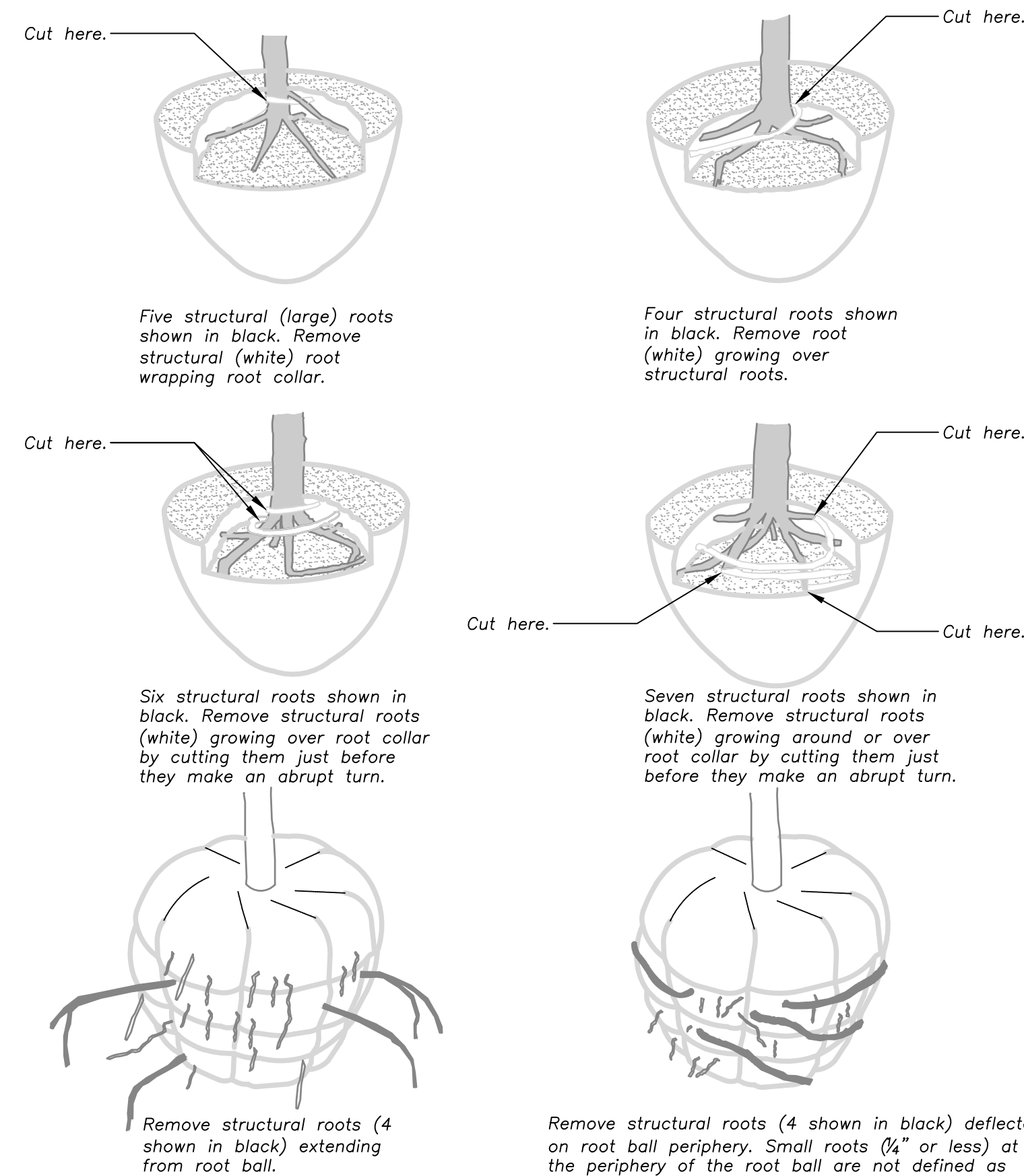
## 805 ALUMINUM LANDSCAPE EDGING DETAIL

Not to Scale

### Step 1 - Remove soil and roots over the root collar.



### Step 2 - Remove defects.



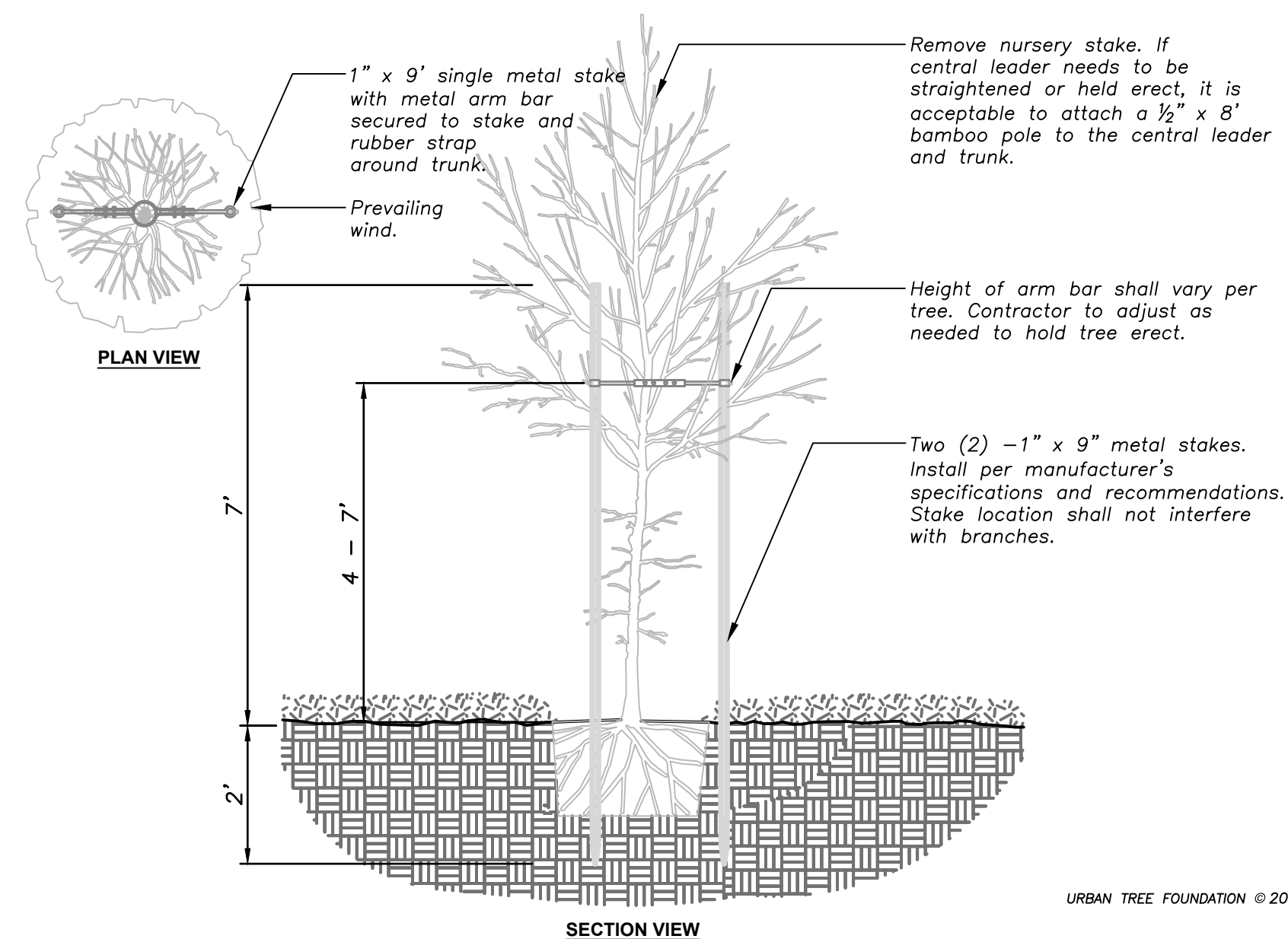
### Notes:

- All trees shown are rejectable unless they undergo recommended correction.
- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
- Roots and soil may be removed during the correction process; substrate/soil shall be replaced after the correction has been completed.
- Trees shall pass root observations detail following correction.

URBAN TREE FOUNDATION © 2014

## 801 ROOT BALL CORRECTION DETAIL

Not to Scale



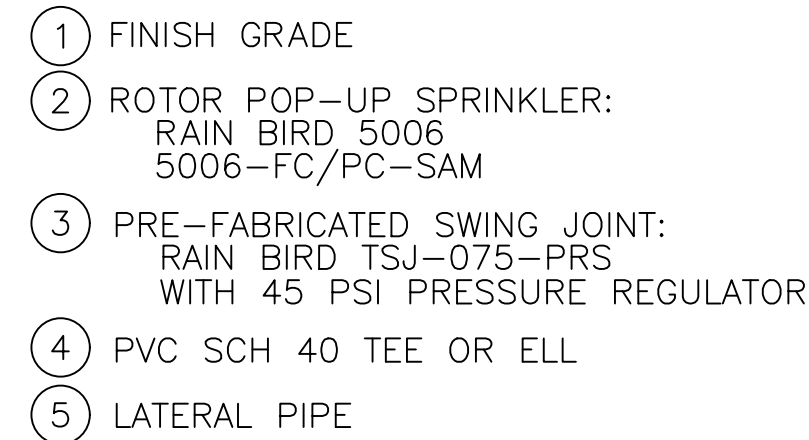
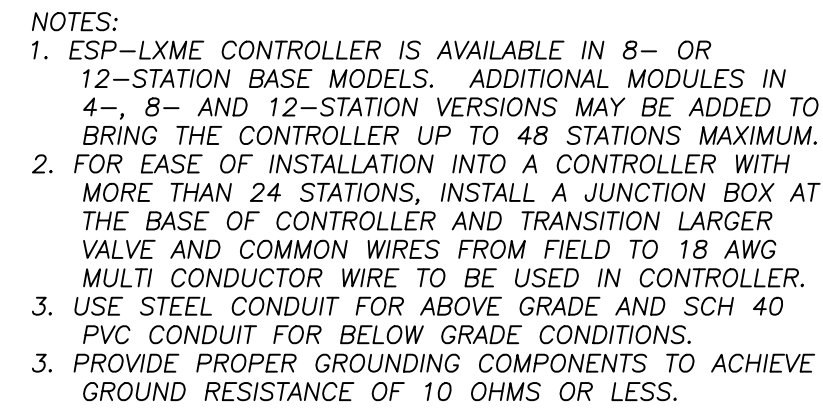
## 802 TREE STAKING DETAIL

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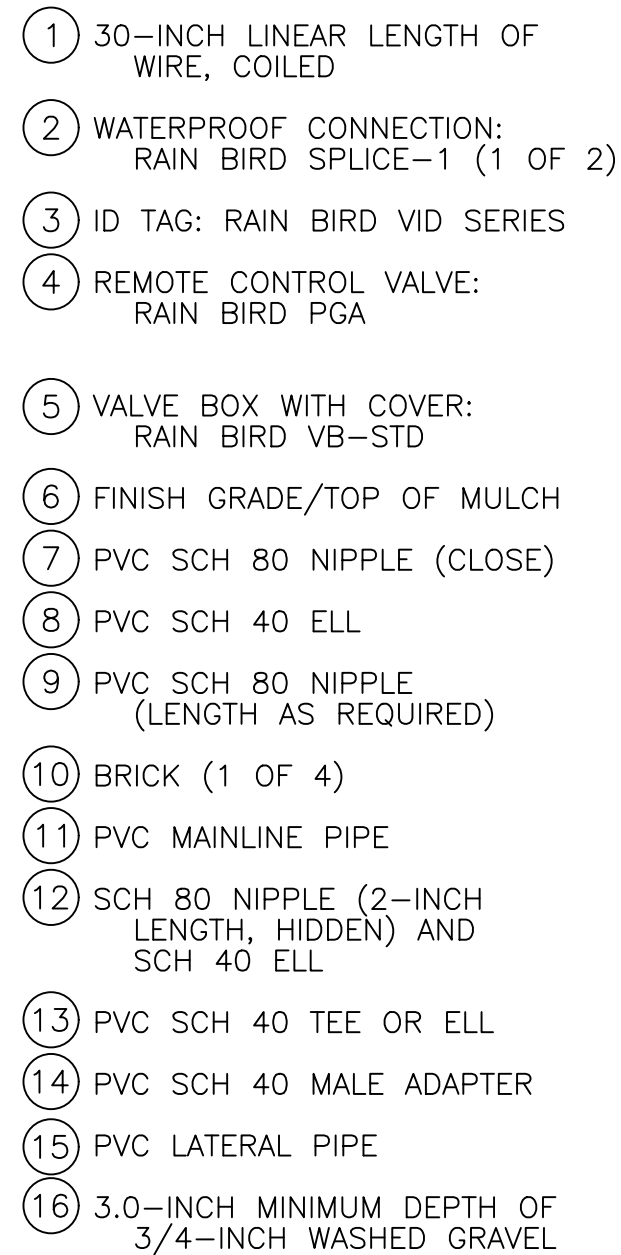
## SOD NOTES

- All disturbed areas shall be sodded/seeded with turf-type tall fescue sod with a minimum of three cultivars.
- All landscaped areas shall receive a minimum 6-inch depth of topsoil compacted to 85% density at optimum moisture content.
- The entire surface to be landscaped should be reasonable smooth and free from stones, roots or other debris.
- Sod shall be machine stripped at a uniform soil thickness of approximately one inch (plus or minus 1/4-inch). The measurement for thickness shall exclude top growth and thatch, and shall be determined at the time of cutting in the field. Precautions shall be taken to prevent drying and heating, sod damaged by heat and dry conditions, and sod cut more than 18 hours before being incorporated into the work shall not be used.
- Handling of sod shall be done in a manner that will prevent tearing, breaking, drying and other damage. Protect exposed roots from dehydration. Do not deliver more sod than can be laid within 24 hours.
- Moisten prepared surface immediately prior to laying sod. water thoroughly and allow surface to dry before installing sod, fertilize, harrow or rake fertilizer in the top 1-1/2-inches of topsoil, at a uniform rate.
- Fertilizer shall be 20-10-5 commercial fertilizer of the grade, type, and form specified and shall comply with the rules of the state dept. of agriculture. fertilizer shall be identified according to the percent N,P,K in that order.
- Saturate sod with fine water spray within two hours of planting. During the first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of four inches.

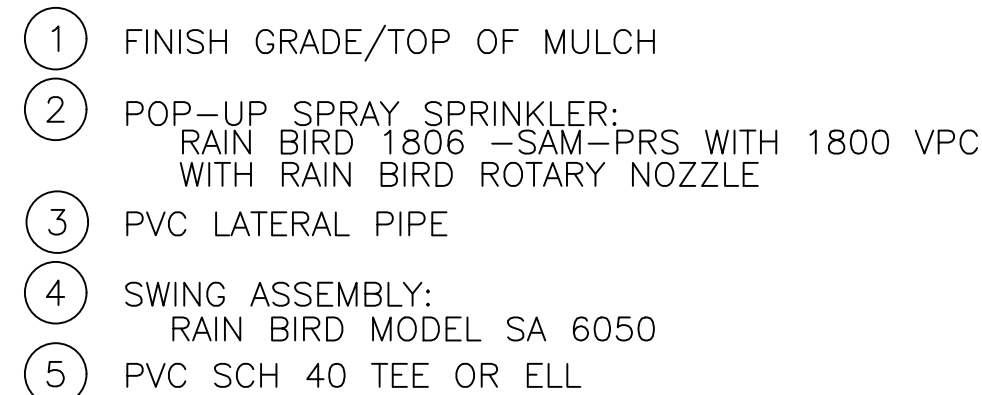




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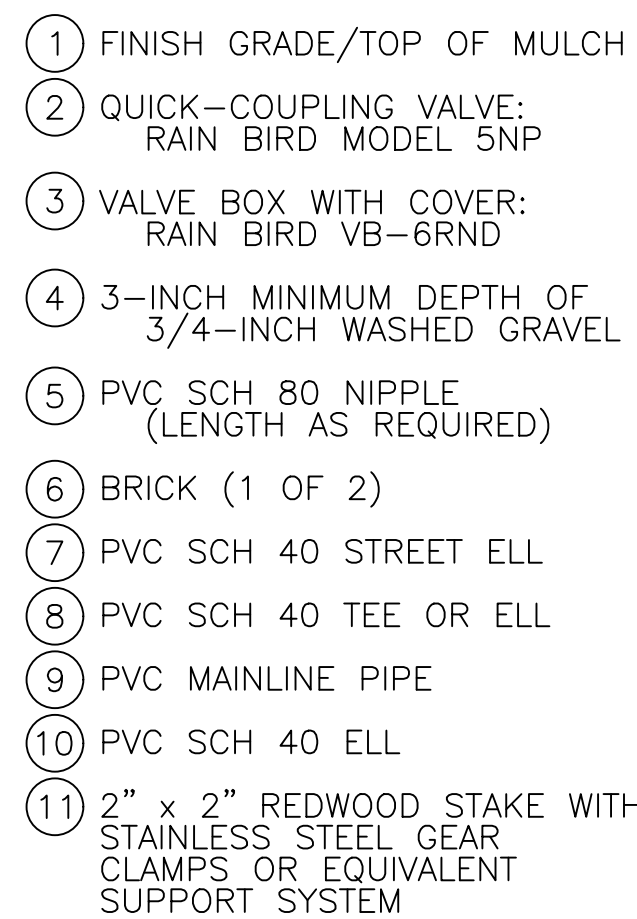


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Not to Scale



FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO  
NOMINAL QUICK COUPLING VALVE INLET SIZE.

Not to Scale

1. The system design assumes a minimum available static pressure for the irrigation system of 75 psi at the 1 inch meter. Contractor to verify pressure and flow on site prior to construction and report and discrepancies between these assumptions and actual field conditions in writing to the owner's representative.
2. Read thoroughly and become familiar with the specifications and installation details for this and related work prior to construction.
3. Coordinate location and marking of underground utilities prior to construction. Notify the owner's representative of any conflict with any underground utility.
4. Do not proceed with the installation of the irrigation system when it is obvious in the field that obstructions or grade differences exist that might not have been considered in the engineering, or if discrepancies in construction details, legend, notes, or specifications are discovered. Bring all such obstructions or discrepancies to the attention of the owner's representative in writing prior to construction.
5. These drawings are diagrammatic, therefore, the following should be noted:
  - A. Avoid conflicts between the irrigation system, planting materials and architectural features. Install irrigation pipe and wiring in landscaped areas whenever possible.
  - B. Use only standard tees and elbow fittings. Use of cross type fittings is not permitted.
  - C. Irrigation pipe and valves may be shown outside of the planting area, in the hardscape, or outside of property lines for graphic clarity only. Install all irrigation components within landscapes areas or through sleeving and within the property boundary.
6. Provide the following components to the owner's representative prior to the completion of the project.
  - A. Two operating keys for each type of manually operated valves.
  - B. Two of each servicing wrench or tool needed for complete access, adjustment, and repair of all sprinklers and emitters.
7. Select nozzles for spray and rotary sprinklers with arcs that provide complete and uniform coverage with minimum overspray for the site conditions. To minimize overspray, install pressure compensating nozzles or pressure compensating screens if uniform lateral pressure cannot be attained with pressure adjustment at the remote control valve. Carefully adjust the radius of the throw and arc of coverage of each spray and rotary sprinkler to provide the best performance.
8. The irrigation contractor is responsible for coordinating with the general contractor for the installation of irrigation sleeving. All sleeving will be schedule 40 PVC. All pipe and wire will be installed in separate sleeves at all paved surfaces, sidewalks, driveways, walls, footings, and hardscape areas. All sleeves may not be shown and/or sized in the plan. The general contractor is responsible for coordinating with the irrigation contractor for the installation of all required sleeving, proper sizing, and coordinating installation of sleeving with other trades. Any pipe or wire which passes beneath existing hardscape where sleeving was not installed, requires horizontal boring by the irrigation contractor. Sleeve and conduit sizes shall be a minimum of twice the aggregate diameter of all pipe and wire contained within sleeve or conduit pipe. Minimum sleeve size is 2-inch. Indicate all sleeve locations on "as-built" record drawings.
9. Coordinate and install all electrical power to the irrigation control system in accordance with the national electric code and all applicable local electric utility codes.
10. Gate valves shall be ported to provide for full flow. Labeled and nominal size of valve opening shall be the same.
11. All materials and workmanship shall be true to type, form, finish and of the highest standards of the trade. Damaged or inferior materials shall be removed from the site without delay.
12. Install pressure regulating module for all drip valve assemblies, set discharge pressure to 35 psi.
13. Install irrigation pipe and components a minimum of 8 feet from tree root balls. Pipe routings shown on drawings are diagrammatic.
14. Provide #12-1 AWG bare copper tracing wire along the entire mainline routing. Provide 24 inch coil of tracing wire in each valve box along mainline routing.
15. Contractor shall furnish and install material and equipment pertaining to the irrigation system herein specified or shown on the drawings. This shall include all items necessary to complete installation.
16. Irrigation contractor to cap all flush ends hand tight prior to backfill.
17. Irrigation contractor shall coordinate work with planting plans to avoid conflicting locations between piping and plant pits.
18. All materials shall be installed as detailed in the plans. If the contract drawings and/or specifications do not thoroughly describe the method or techniques to be used, then the contractor shall install as per manufacturers specifications. If a contradiction occurs, notify the landscape architect immediately.
19. Irrigation contractor to use Teflon tape on all threaded joints.
20. No pipes shall be installed parallel and directly over another line.
21. Brand each valve box with 1" lettering showing zone number and controller letter. This stamp is to match the zone and controller associates with the valve's operation.
22. Contractor shall perform the following:
  - A. Visit site and verify existing grades, construction and conditions.
  - B. Notify landscape architect of discrepancies between plan and field conditions.
  - C. Restore contractor damaged existing work to the satisfaction of the engineer or landscape architect without cost to the owner.
  - D. Be equipped that the plan can be constructed, functional and complete.
23. All equipment shall be maintained while under construction. Maintenance includes: water scheduling, replacement of defective or damaged equipment, adjustment and re-adjustment of heads and other equipment.
24. Contractor to ensure the following:
  - A. Lines and valves are to be placed within planting beds and project limits. These plans are schematic. contractor shall size all pipe.
  - B. 100% coverage of irrigation system to all plants regardless of size or type and shall confirm all non-irrigated areas prior to submitting a bid.
25. Install two [2] spare #14-1 AWG control wires for each unused station and one spare #12-1 AWG common wire from the respective controller to this location for use as a spare wires in each remote control valve box along the entire wire routing for this controller. Seal wire ends water tight and contain within valve box at this location.
26. Should field adjustments be made to the site plan, irrigation contractor shall make all necessary adjustments to the irrigation system to ensure proper functionality. Landscape architect is to be notified of any and all changes made to the irrigation system, prior to installation of said changes.

05/11/2021

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Meadows Building - Phase II

Architecture  
Engineering  
Planning  
Interiors

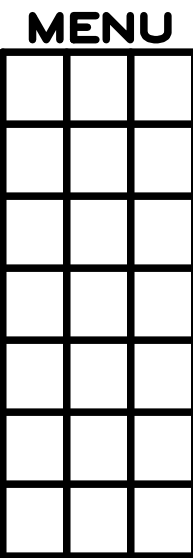
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NO.	REVISION DESCRIPTION	DATE
01	REVISION 1	02/08/2021
02	FDP RESPONSES	02/09/2021
03	BID SET	02/24/2021
04	FDP RESPONSES 2	02/23/2021

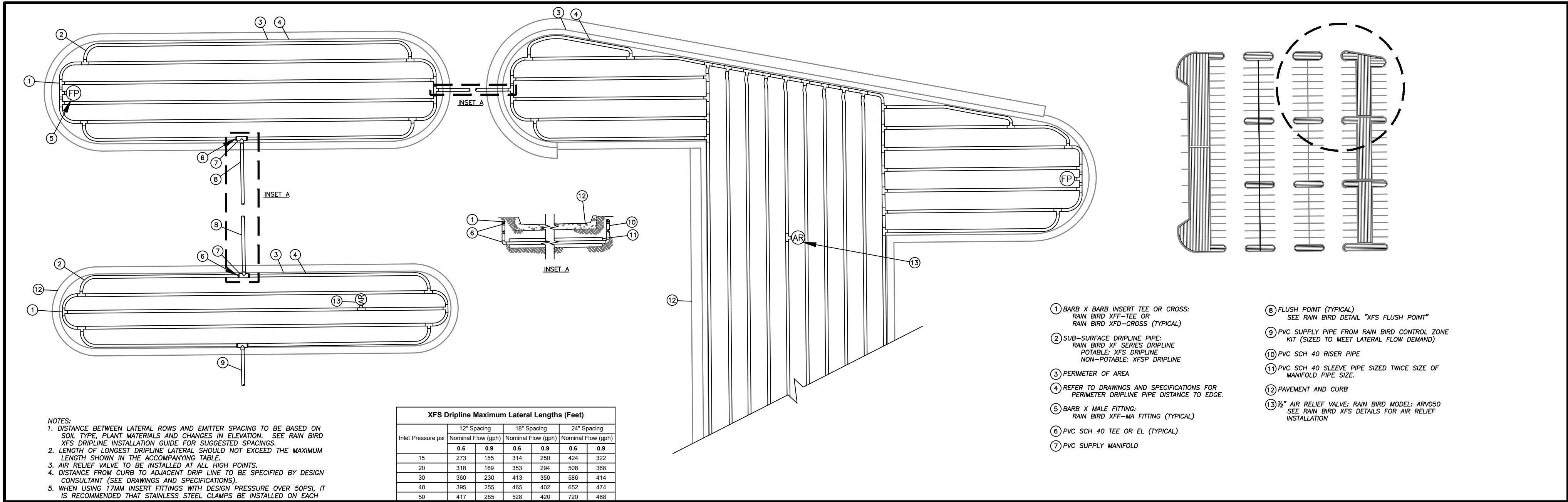
L4.1

28 OF 29



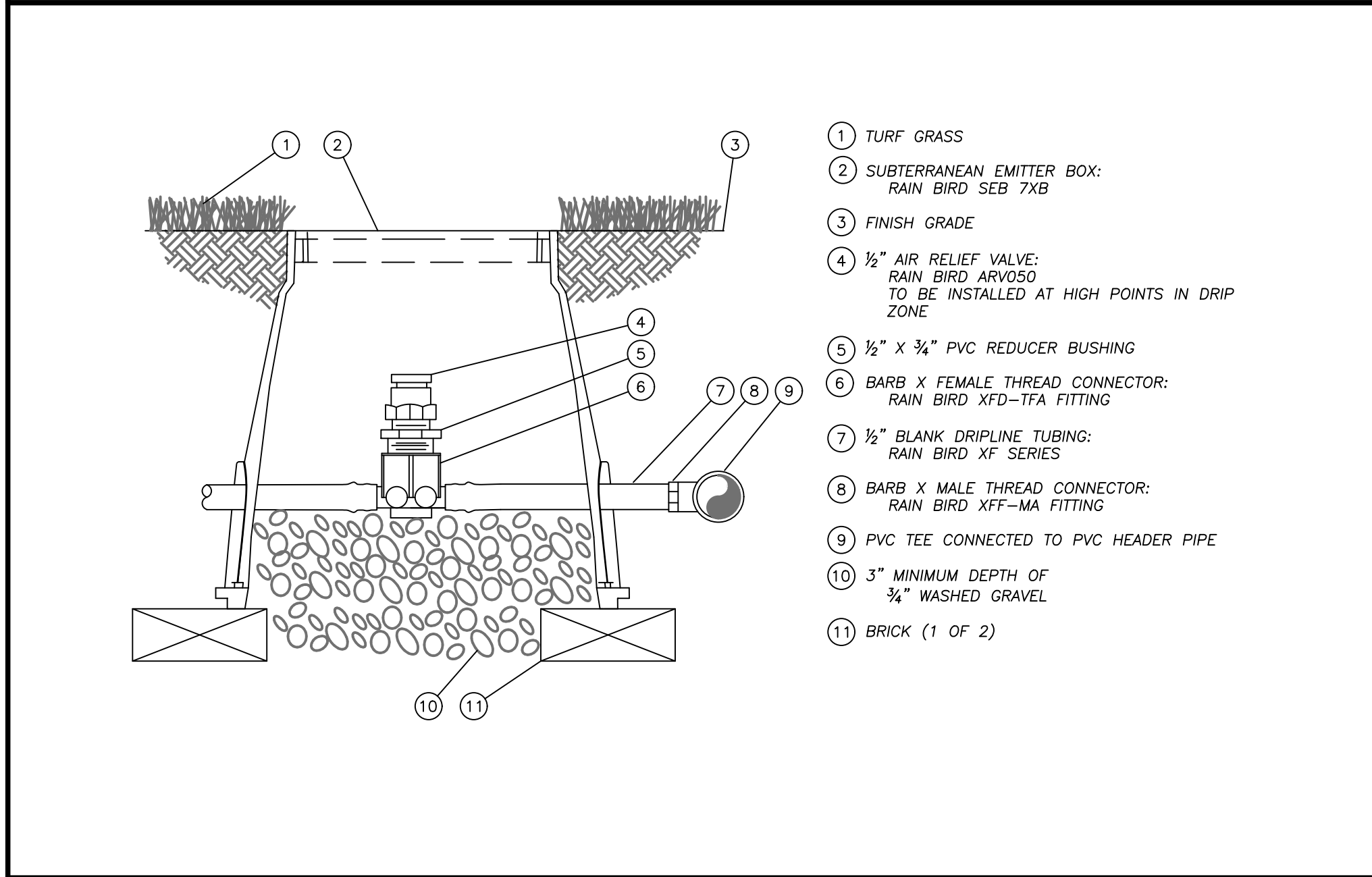


GRID VERSION
PLAN SCALE
PLAN DATE
COORD. NO.
DRAWING NO.



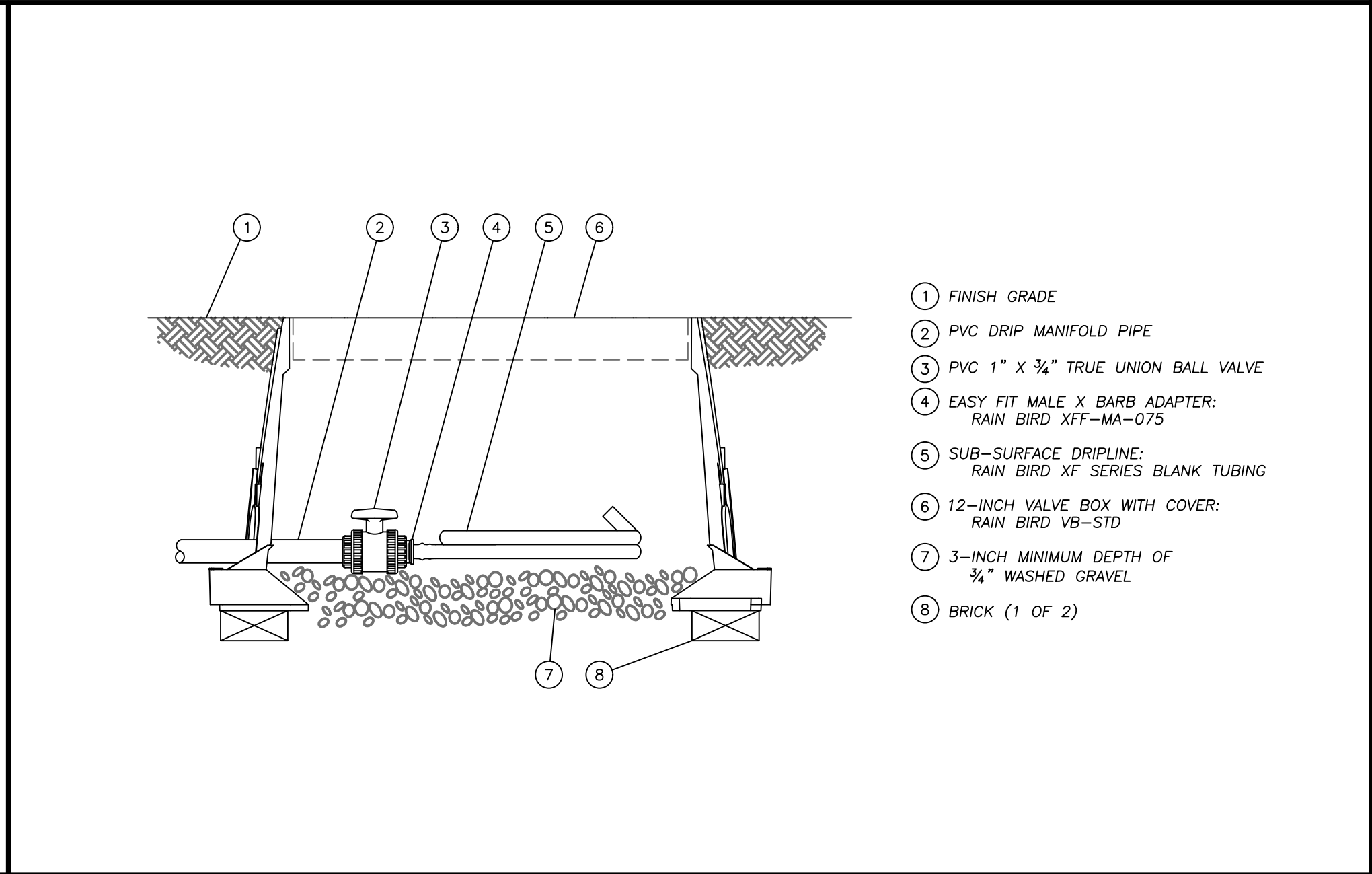
## 907 TYPICAL ISLAND DRIPLINE LAYOUT DETAIL

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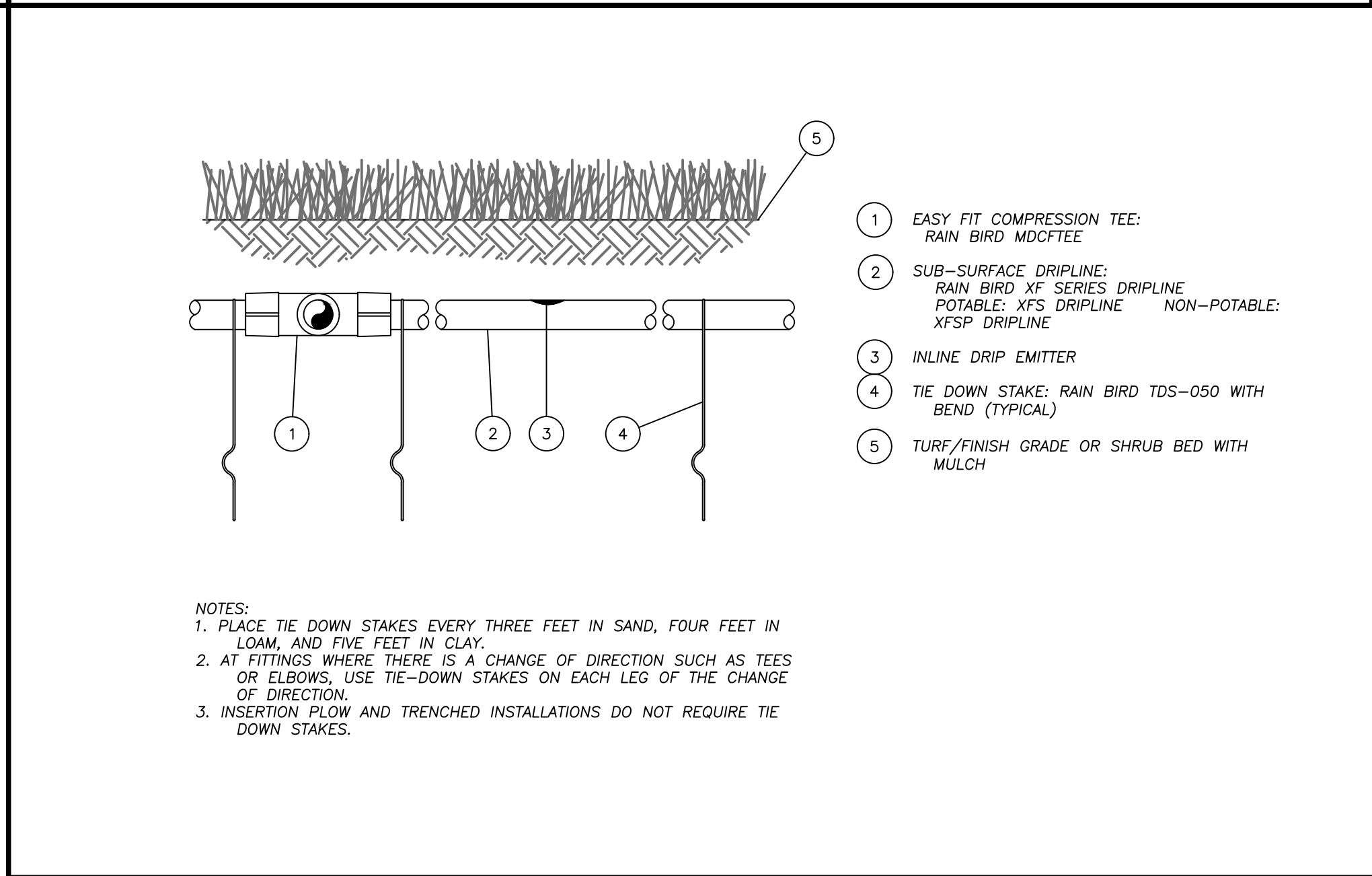
## 908 DRIPLINE AIR RELIEF VALVE DETAIL

Not to Scale



## 908 DRIPLINE FLUSH POINT W/BALL VALVE DETAIL

Not to Scale



## 909 XFS SUB-SURFACE DRIPLINE BURIAL DETAIL

Not to Scale

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/11/2021

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Meadows Building - Phase II

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SFCs Inc. • 1927 South Tryon St., Ste 207  
Charlotte, North Carolina 28203  
704.372.7327 • Fax 704.372.7369  
www.sfcsc.com

PROJECT DESIGNER	: TJM
PROJECT ARCHITECT	: DAS
PROJECT ENGINEER	: ERB
DRAWN BY	: SKT
CHECKED BY	: ERB
APPROVED BY	:

NO.	REVISION DESCRIPTION	DATE
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04	FDP RESPONSES 2	02/23/2021

DRAWING TITLE

IRRIGATION DETAILS 2

COMM. NO. 19132.00	DATE DECEMBER 18, 2020
DRAWING L4.2	SHEET 29 OF 29