

Tract 1
All of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2, a subdivision in the City of Lee's Summit,
Jackson County, Missouri.

Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

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.

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP
COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

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 IDENTIFYING 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.

ENERGY – 298-1196
MISSOURI GAS ENERGY – 756-6261
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

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 8813.
- 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 NOTIFY THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A MEETING WITH THE CITY ENGINEER CONCERNING THE PROJECT PRIOR TO ANY LAND DISTURBANCE WORK AT (616) 966-1200.
- 5 - THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER CONCERNING 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.

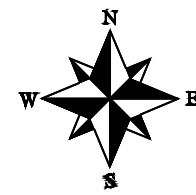
ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

DEVELOPER:
DAVID GEVERS
INDEPENDENCE SAFETY STORAGE NORTH II LLC
1120 NW EAGLE RIDGE BLVD STE A
GRAIN VALLEY, MO 64029
Phone:

The site plan for the Lee's Summit Town Centre shows a large rectangular area divided into several sections. At the top, there are two large rectangular areas labeled 'TRACT 3' and 'Lot 4' (which is part of 'TRACT 4'). Below these, there is a large area labeled 'Tract A'. To the left of 'Tract A', there are several smaller areas labeled 'Lot 1A', 'Lot 1B', and 'Lot 1C', all of which are part of 'Lee's Summit Town Centre'. The plan also shows various parking areas, roads, and surrounding infrastructure. The overall layout is a mix of large open spaces and smaller, more detailed building footprints.

SCALE" 1"=200

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	25,312.00
CONCRETE PAVING	S.Y.	5,582.00
PUBLIC SIDEWALK	S.F.	1,330.00
PRIVATE SIDEWALK	S.F.	760.00
GEOGRID	S.Y.	28,152.00
MoDOT Type 5 Base	S.Y.	28,152.00
KCMMB ENTRANCE	UNIT	3
CURBING	FT	7,874.00
ADA SIDEWALK RAMP	UNIT	6
SANITARY 8" PVC SDR 26 Service Line	FT	197.41
TRACER WIRE AND EQUIPMENT	FT	197.41
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	10,800.00
INLET PROTECTION	UNIT	29.00
SEEDING / MULCHING/ FERTILIZING	AC	10.27
CONST. ENTRANCE	UNIT	3
STORM		
36" HDPE	FT	527.44
30" HDPE	FT	338.67
24" HDPE	FT	546.37
18" HDPE	FT	628.86
15" HDPE	FT	1,066.48
5' x 4' STORM CURB INLET	EA	20.00
15" HDPE END SECTION / TOE WALL	LS	1
36" HDPE END SECTION / TOE WALL	LS	2.00
4' x 4' STORM FIELD INLET	EA	1
SANITARY		
8" PVC SDR 26 Service Line	LF	197.41
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
TRACER WIRE AND EQUIPMENT	L.F.	197.41
WATER		
2" Type K Soft Copper Water Service Line	FT	93.00
8" C900 PVC CLASS 200	FT	1,654.00
BACKFLOW VALVE	UNIT	2



- C.001 ~ COVER SHEET
- C.050A ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050B ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050C ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051A ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051B ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051C ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051D ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION NOTES
- C.052A ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052B ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052C ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ SITE PLAN
- C.102 ~ SITE PLAN
- C.103 ~ SITE PLAN
- C.104 ~ DIMENSION PLAN
- C.105 ~ DIMENSION PLAN
- C.106 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201A ~ SPOT ELEVATIONS
- C.201B ~ SPOT ELEVATIONS
- C.201C ~ SPOT ELEVATIONS
- C.300 ~ STORM SEWER GENERAL LAYOUT
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ STORM SEWER PLAN AND PROFILE
- C.304 ~ STORM SEWER PLAN AND PROFILE
- C.305 ~ DETENTION BASIN PLAN
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER SERVICE PLAN
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area

Site	
Site Area	22.36 Acres
Building	250,000 sq. ft.
Parking	266,870 sq. ft.
Sidewalk	9,885 sq. ft.
Impervious Area	526,755 sq. ft. (54.08% of Site)
Floor-Area-Ratio	25.67%

Parking:
Provided
 204 Standard (2 ADA Accessible)
 77 Semi-Tractor Trailer

Parking: 250 Required
-- Standard (-- ADA Accessible)
-- Semi-Tractor Trailer

Sanitary Sewer Improvements
-The site will connect to the existing sanitary sewer on the south side of the property on Lot 1A.

Water Main Improvements
 -The site will utilize the existing water on the east side of NE Town Centre Blvd. and the west side of NE Independence Ave.

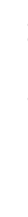
Water Main Improvements
-The site will utilize the existing water on the east side of NE Town Centre Blvd. and the west side of NE Independence Ave.

Storm Sewer
-Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-Storm Detention is on southeast side of property

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	UGP	UGP
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

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.



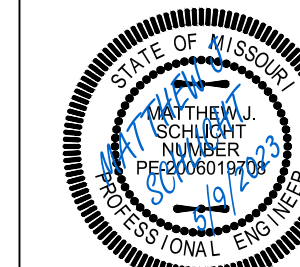
ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS
50 SE 30TH STREET

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

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO
Issue Date: February 24, 2023

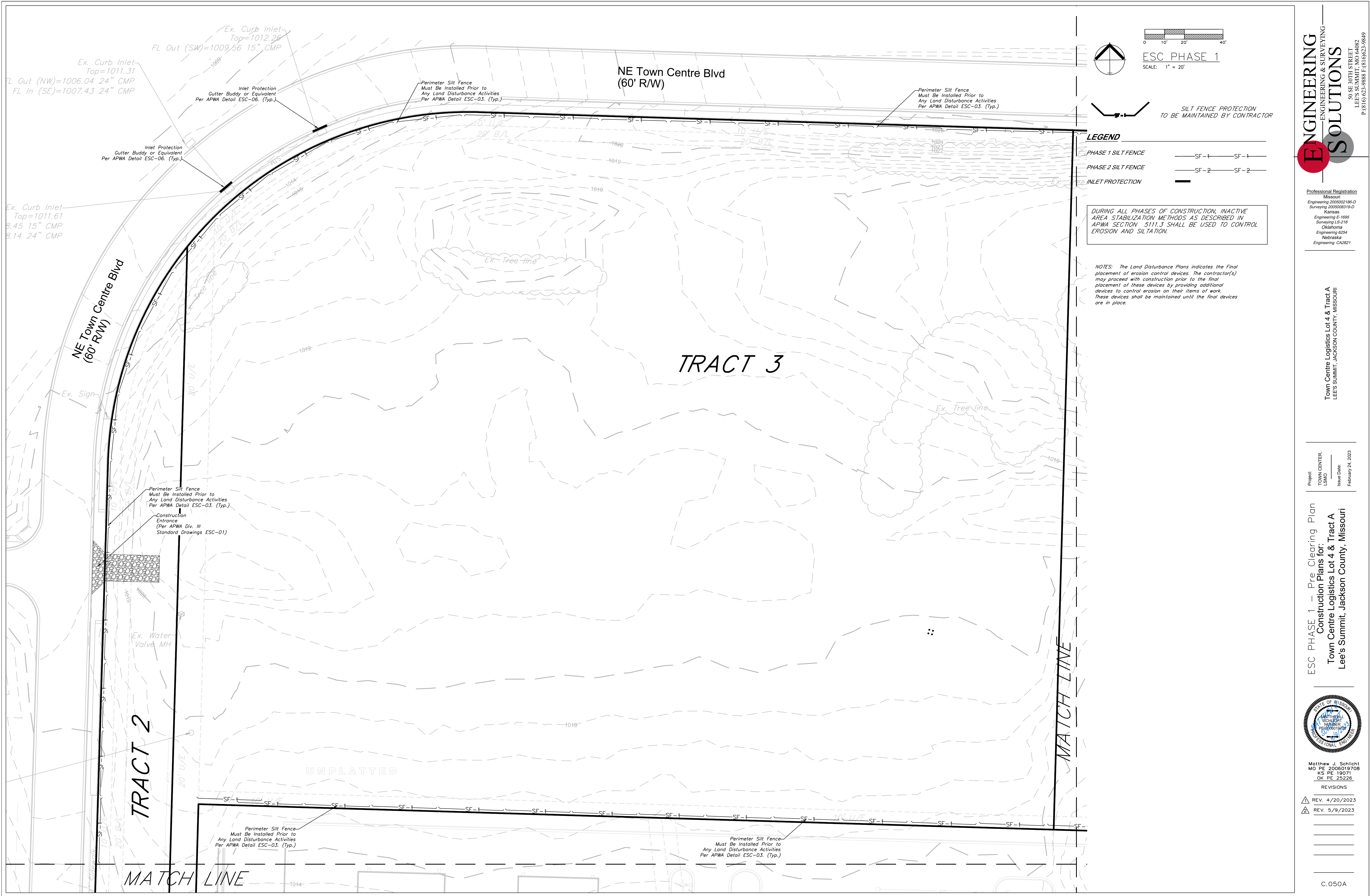
FINAL DEVELOPMENT PLAN
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

1 REV. 4/20/2023
2 REV. 5/9/2023



ENGINEERING SOLUTIONS
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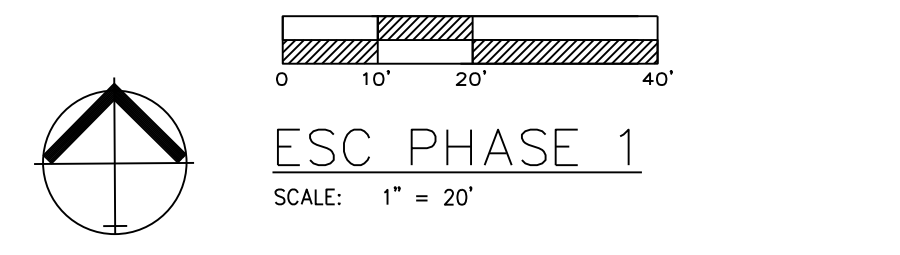
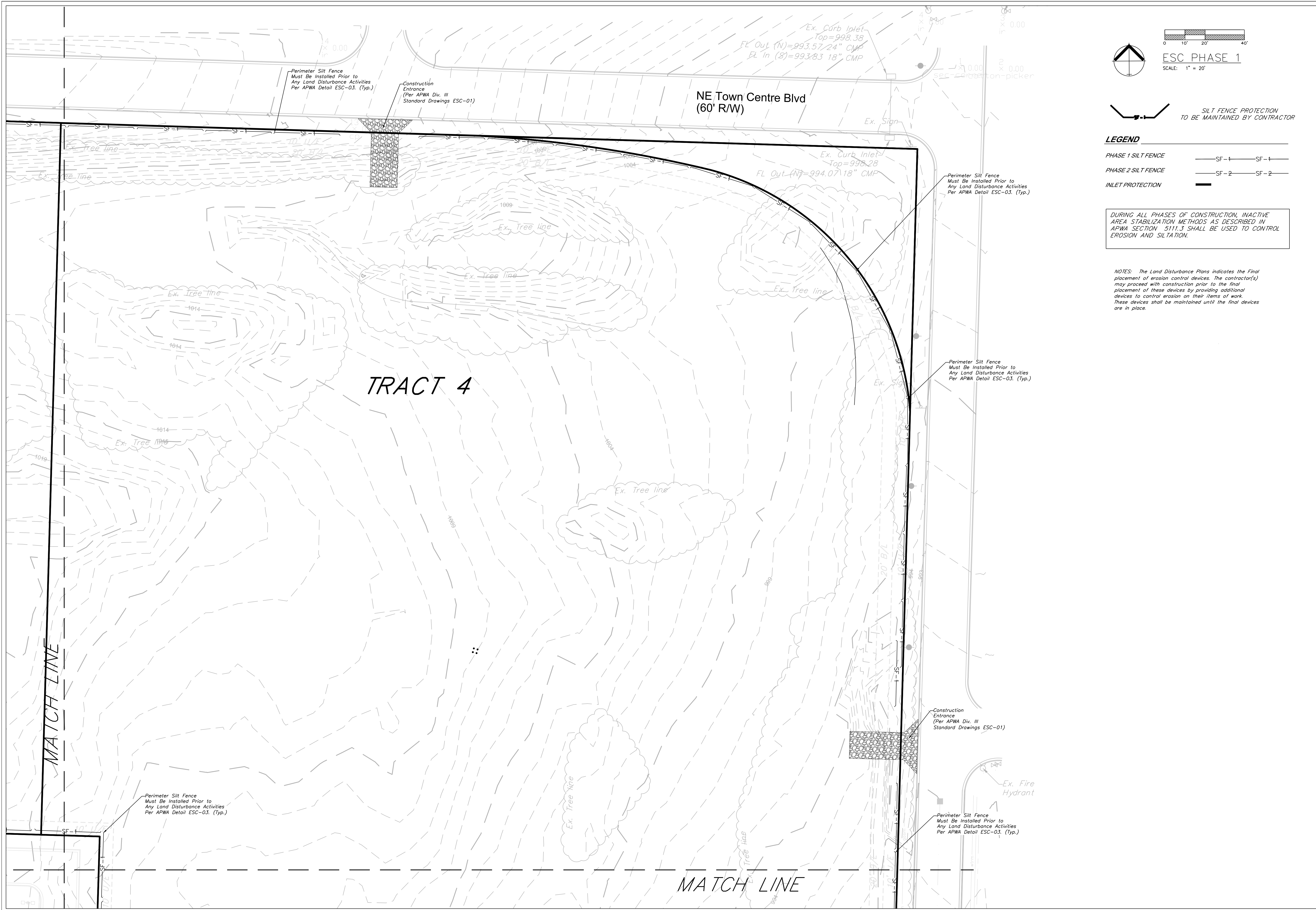
ESC PHASE 1 – Pre Clearing Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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REVISIONS

REV. 4/20/2023
REV. 5/9/2023

C.050A



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 —
- INLET PROTECTION — — —

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

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.

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Town Centre Logistics Lot 4 & Tract A
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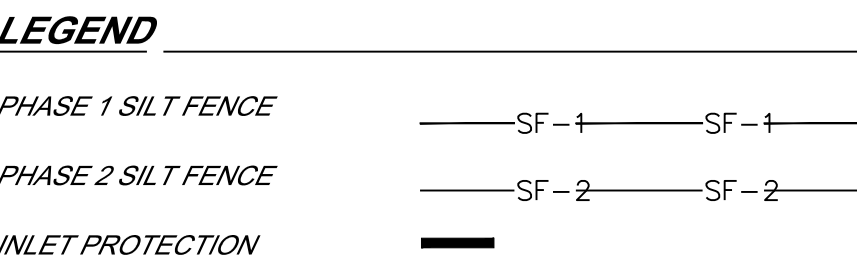
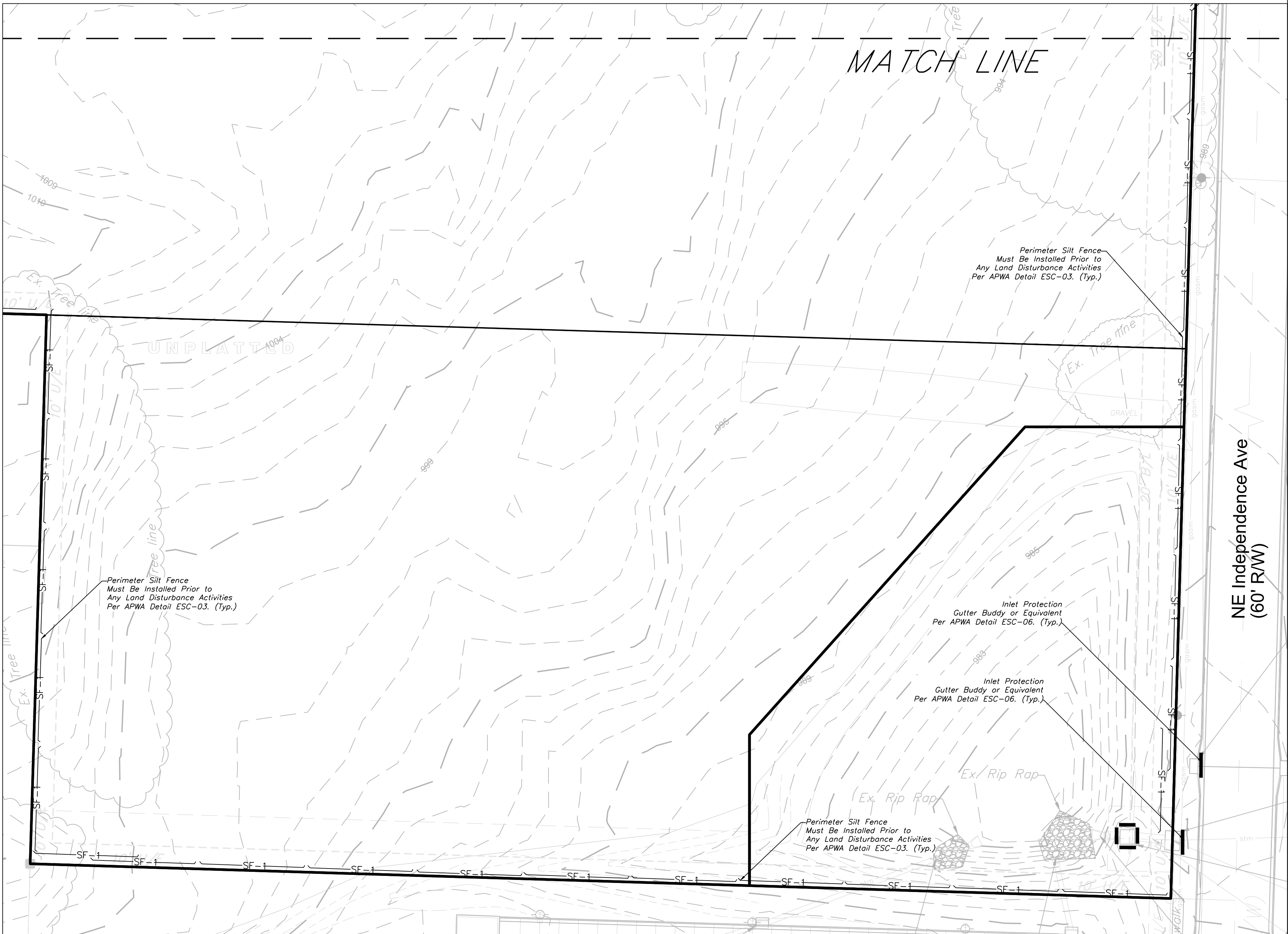
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REV. 4/20/2023

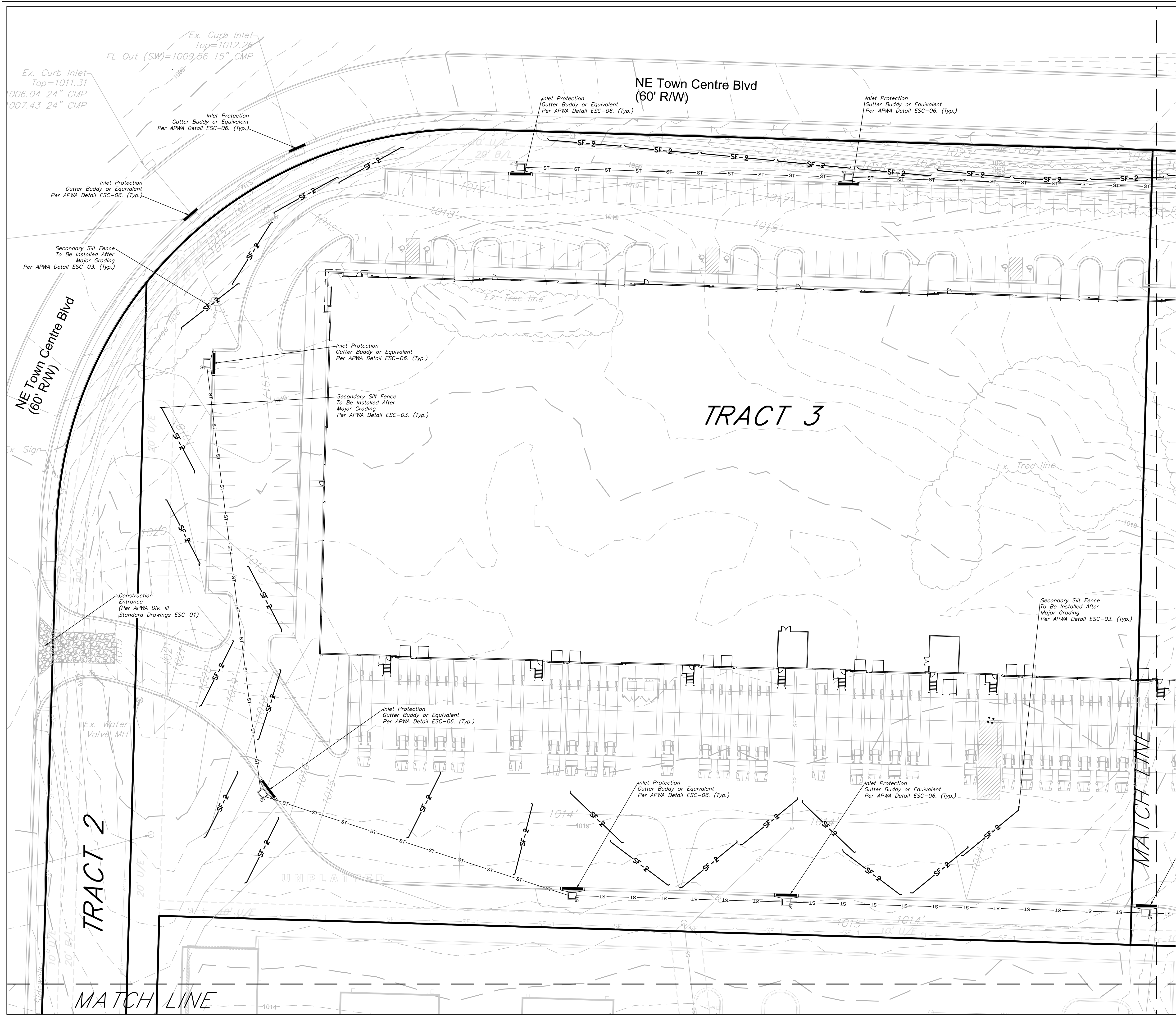
REV. 5/9/2023

C.050B



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ESC PHASE 2

SCALE: 1" = 20'

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

INLET PROTECTION —

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Project: TOWN CENTER, LS MO

Issue Date: February 24, 2023

ESC PHASE 2

Inactive Area Stabilization Plan

Construction Plans for:

Town Centre Logistics Lot 4 & Tract A

Lee's Summit, Jackson County, Missouri

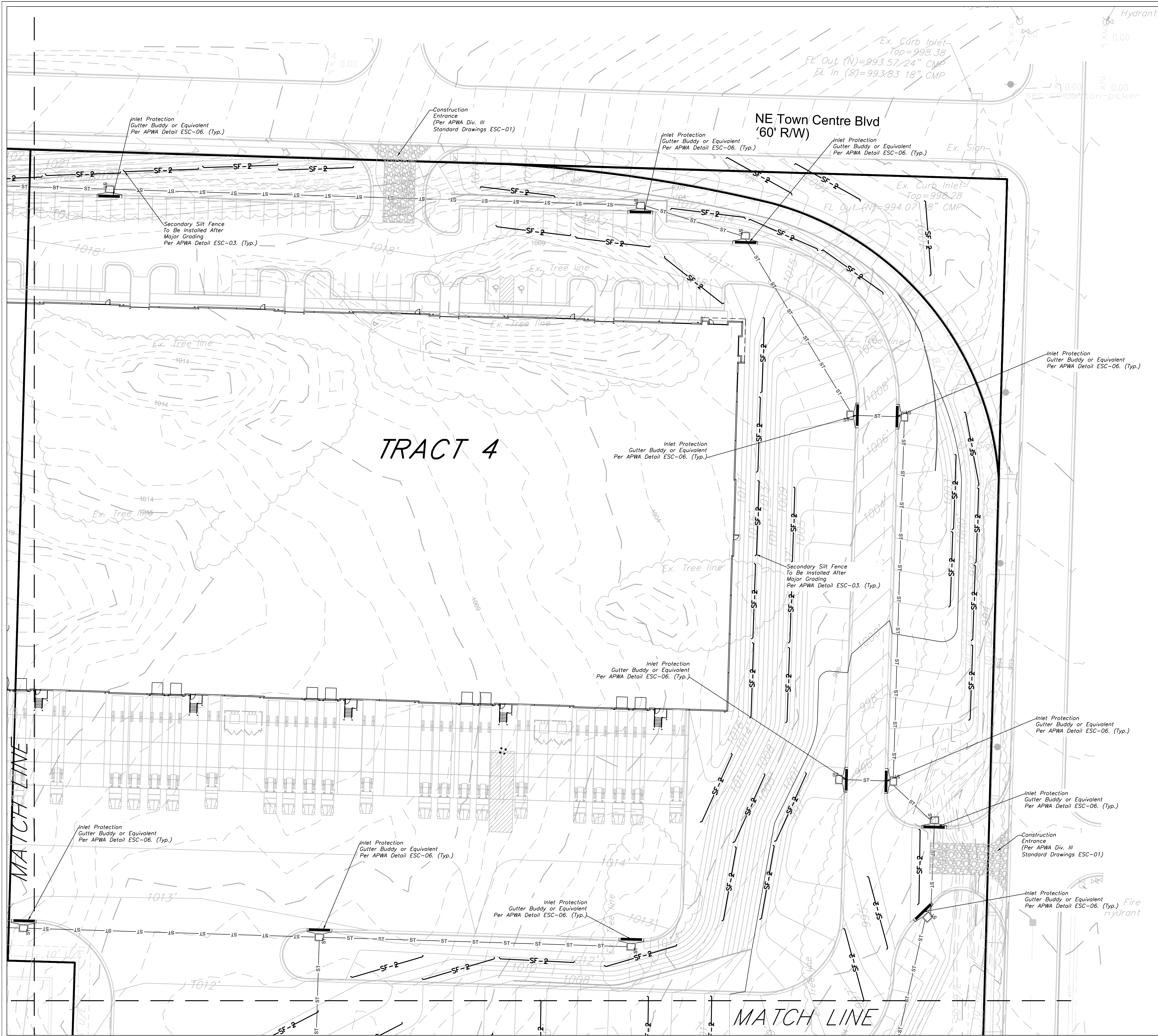
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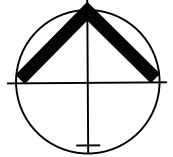
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REV. 4/20/2023

REV. 5/9/2023

C.051A




SCALE: 1" = 20'

ESC PHASE 2

 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

INLET PROTECTION ———

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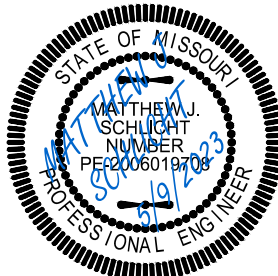
NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until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

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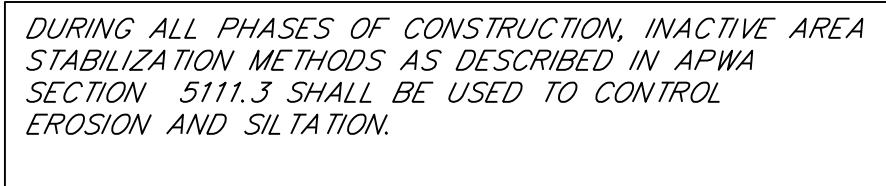
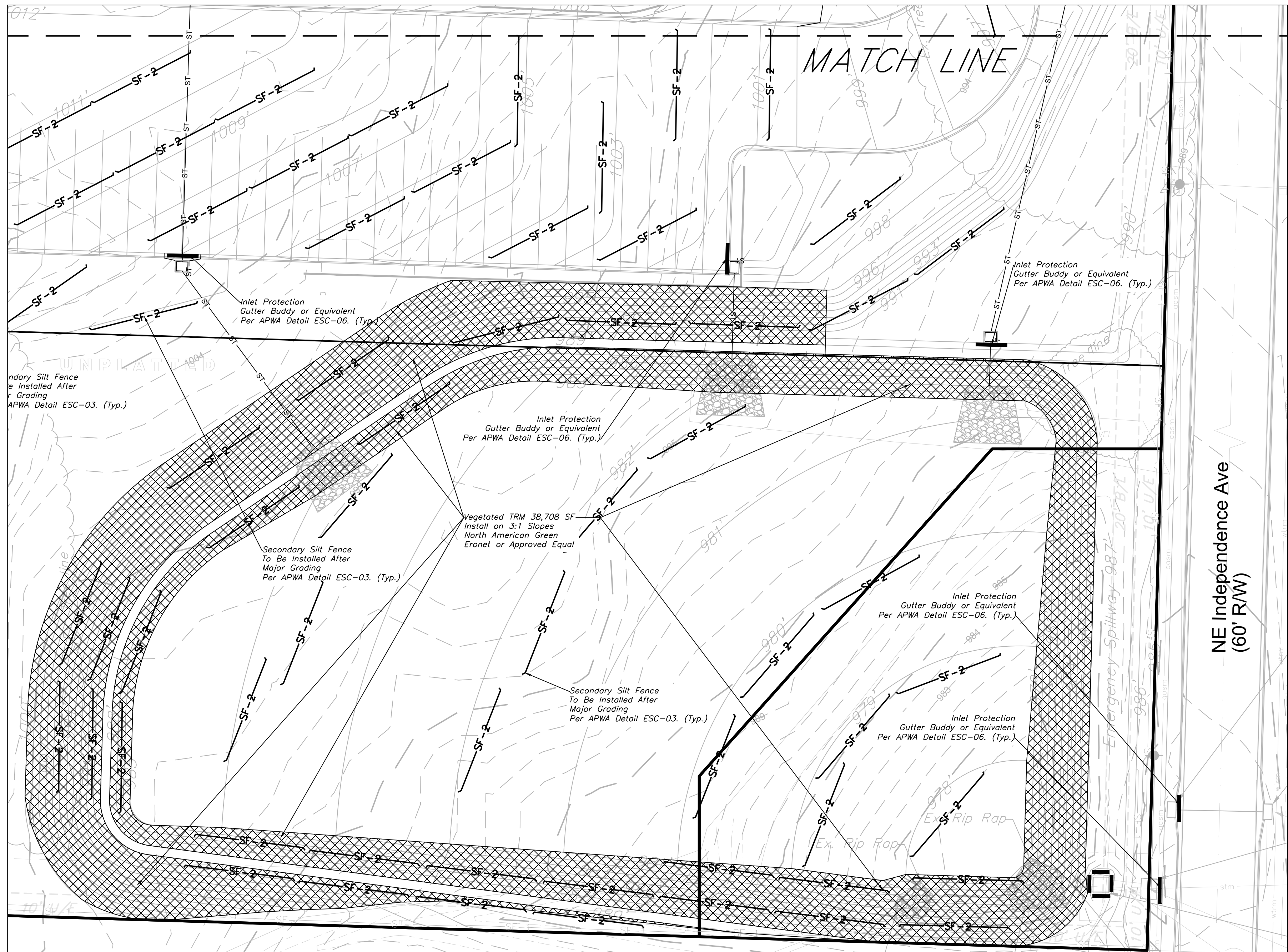
ESC PHASE 2
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Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri


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REVISIONS

REV.	DATE	DESCRIPTION
1	4/20/2023	REV. 4/20/2023
2	5/9/2023	REV. 5/9/2023

C.051B



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 PUBIC 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 THICKNESS OR ADD GEOTEXTILE FABRIC
 - 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 RESEEDDED 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 PERMITTEE 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 FESCUE 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 RESEEDDED.

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

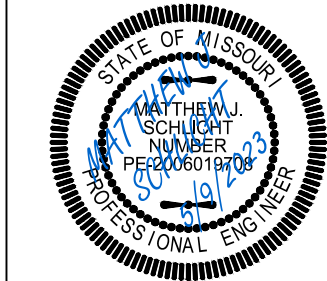
- THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

- 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 PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

ESC PHASE 2

Inactive Area Stabilization Notes
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 190071
OK PE 255226

REVISIONS

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△	REV. 5/9/2023

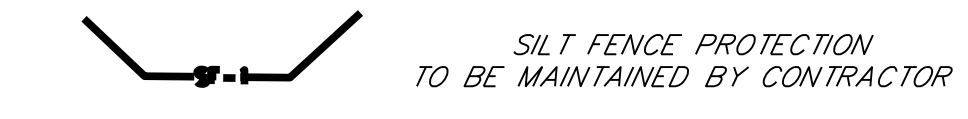
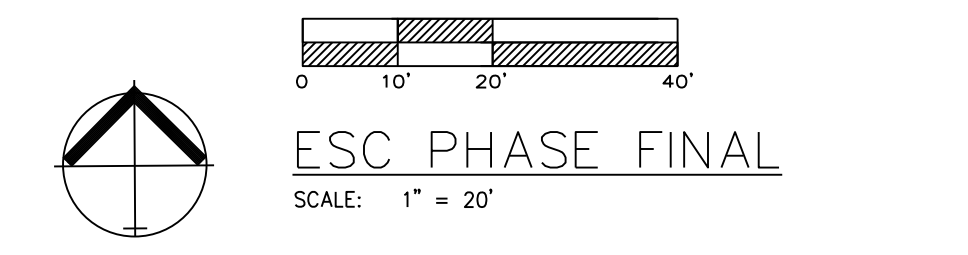
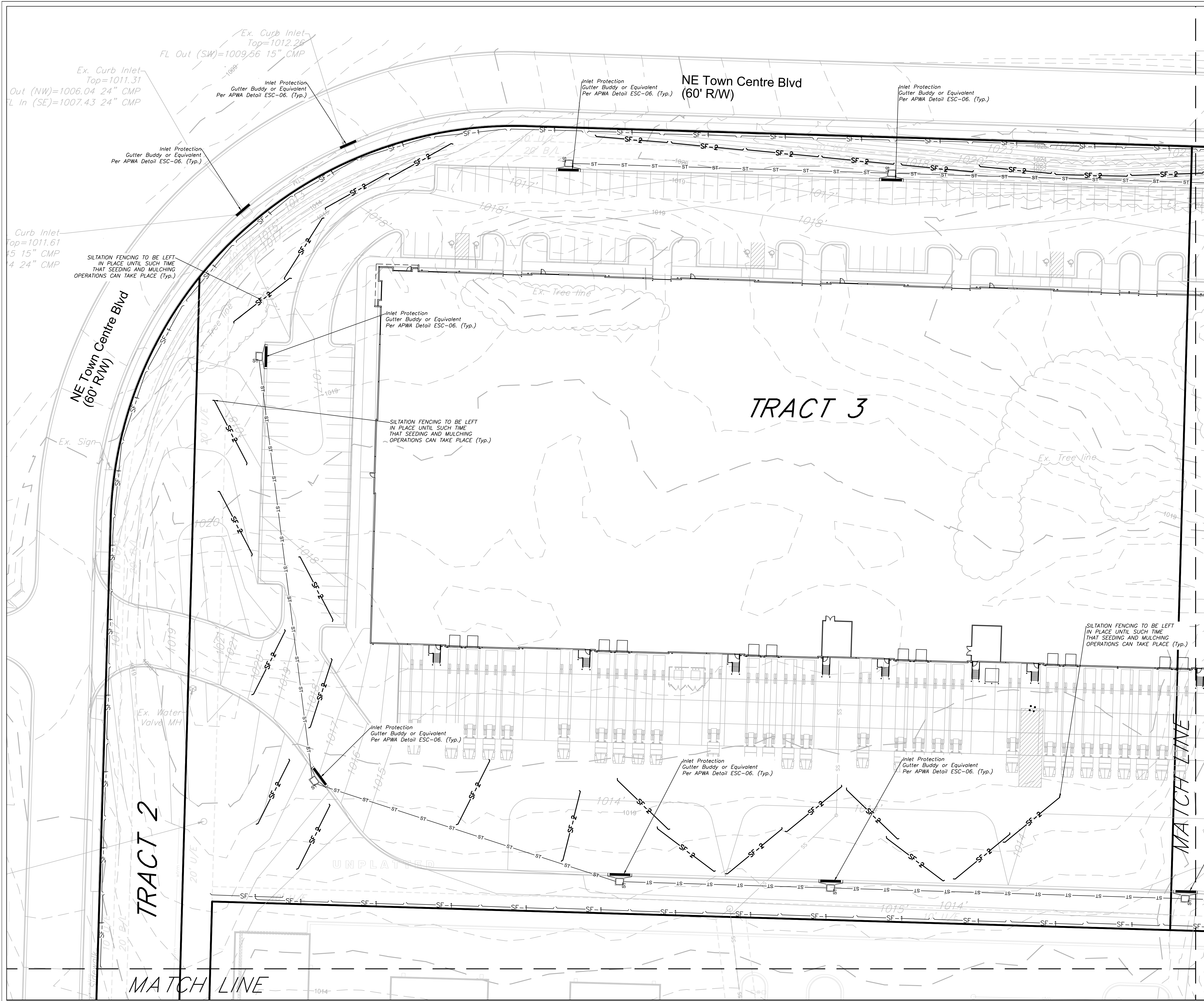
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Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER, LSH MO
Issued Date: February 24, 2023

Professional Registration
Missouri
Engineering 2005002198-D
Surveying 2005003119-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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LEES SUMMIT, MO 64082
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- LEGEND**
- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———
- INLET PROTECTION ———

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

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	-----
lbs per Acre (50 lbs. per 1000 sq. ft.)	----- 2000
Fertilizer	
to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)	----- 800

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.

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED

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Missouri
Engineering 2005002188-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: TOWN CENTER, LSHMO
Issue Date: February 24, 2023

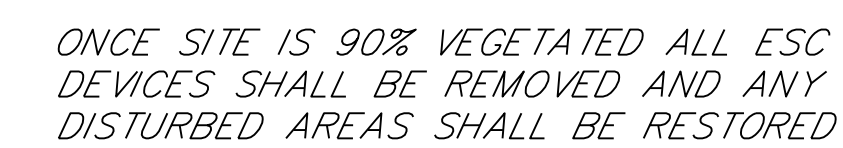
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

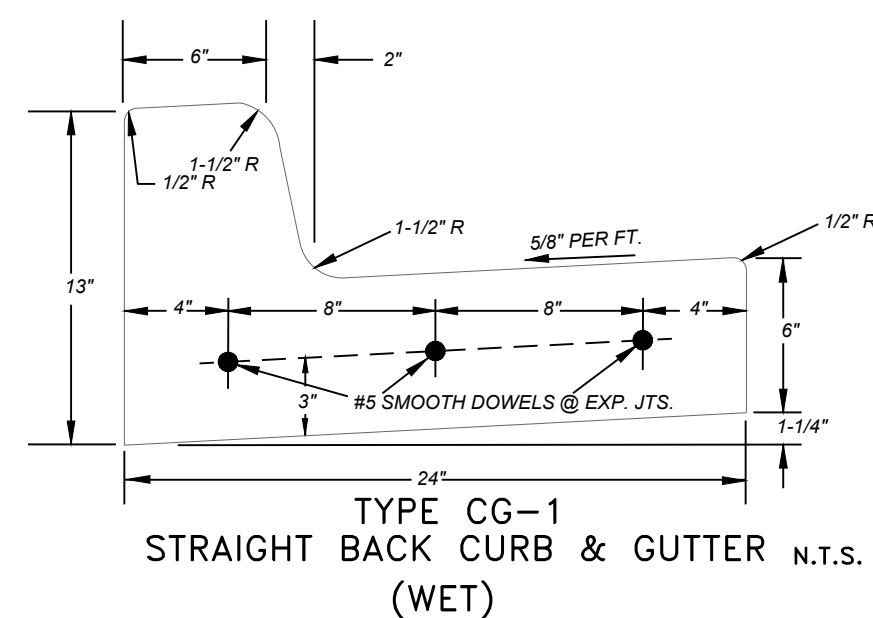
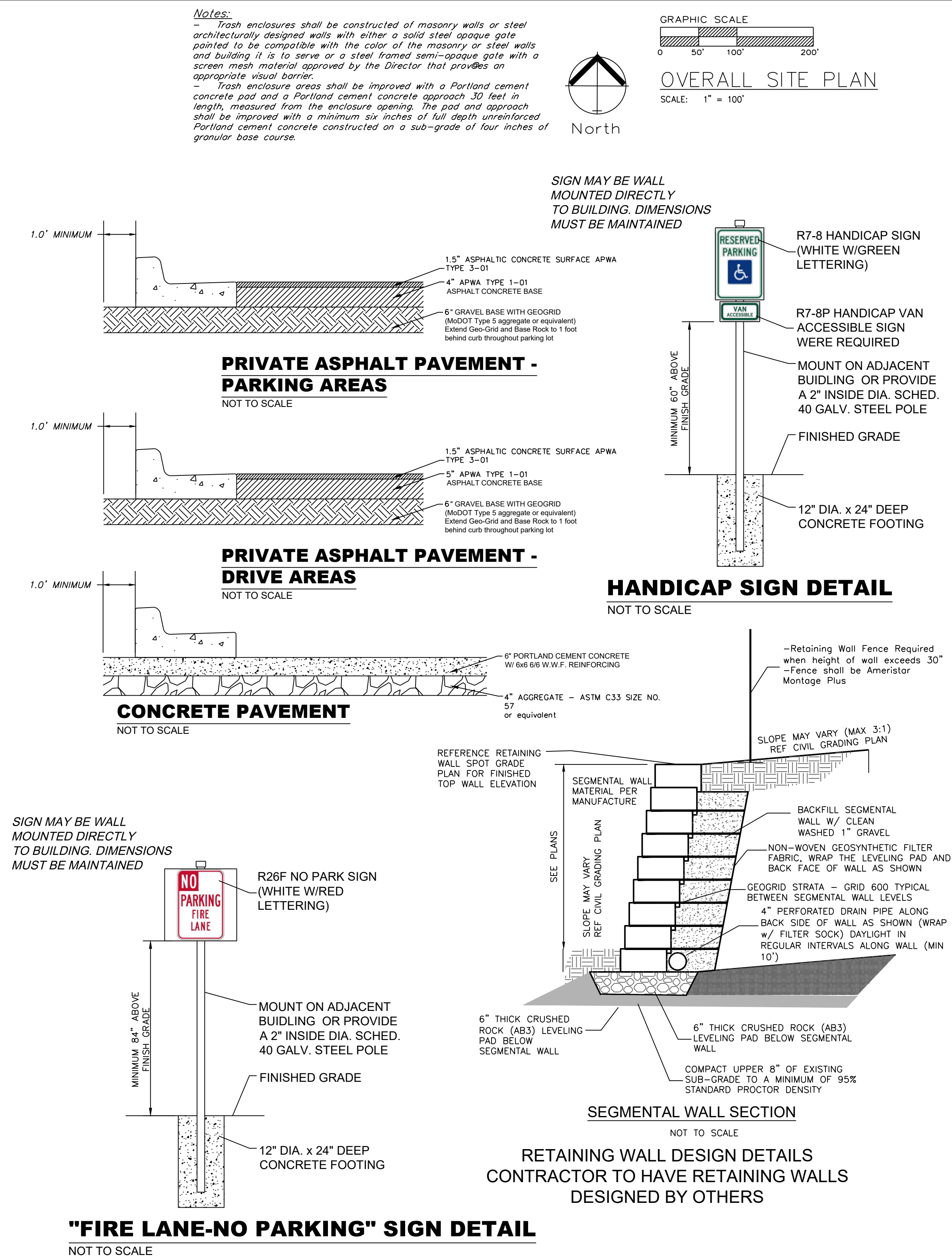
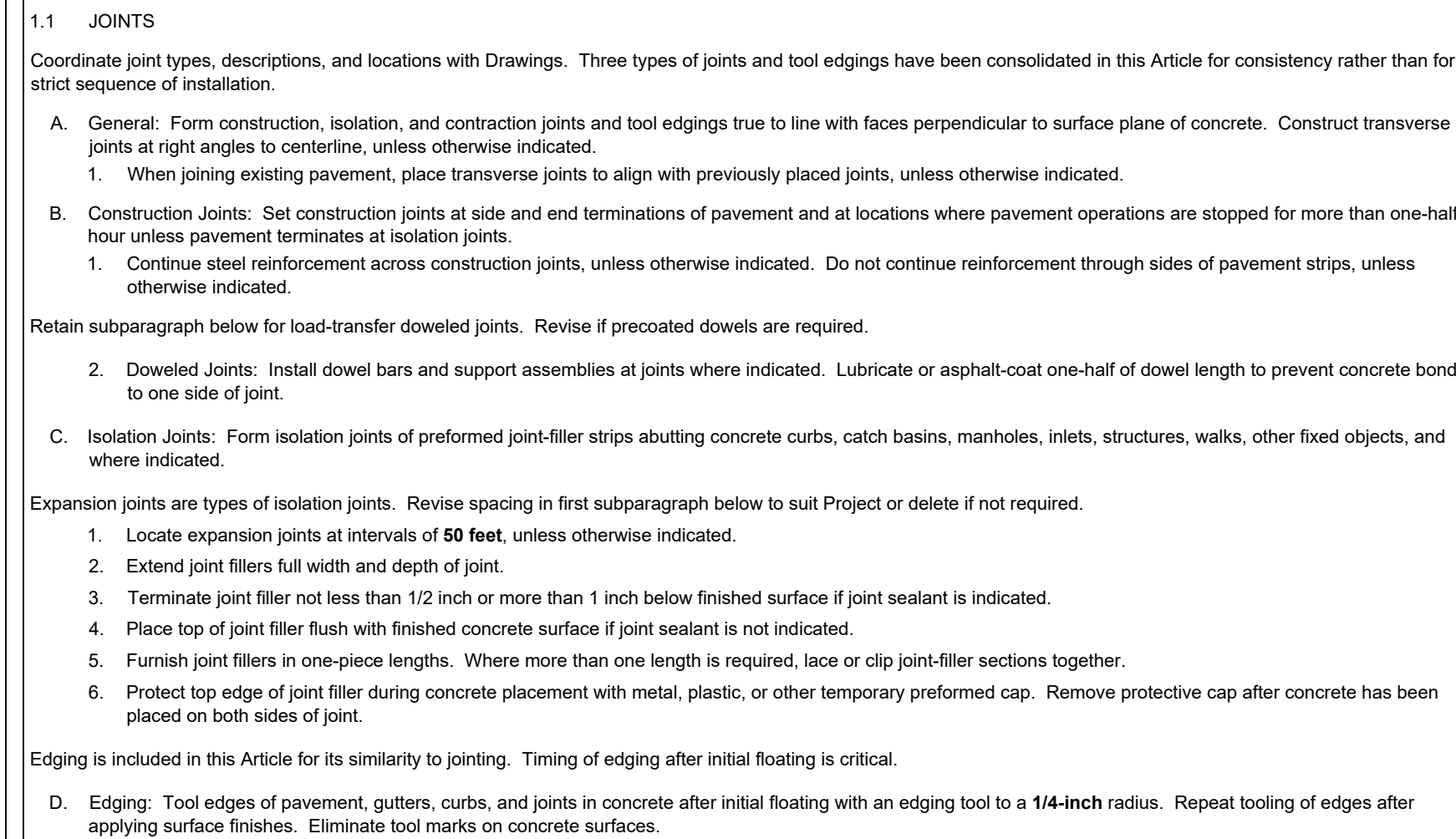
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

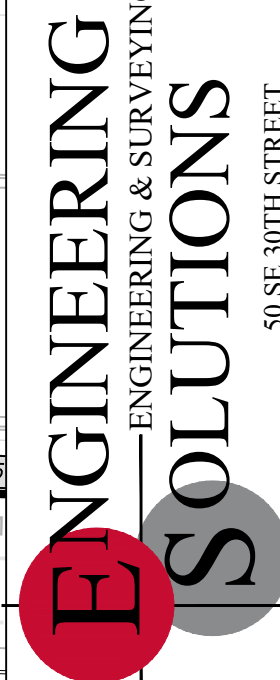
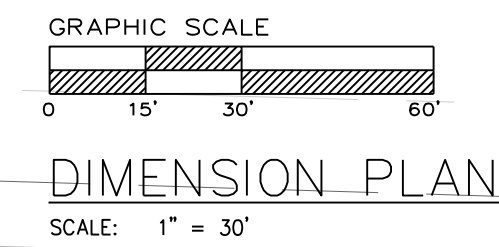
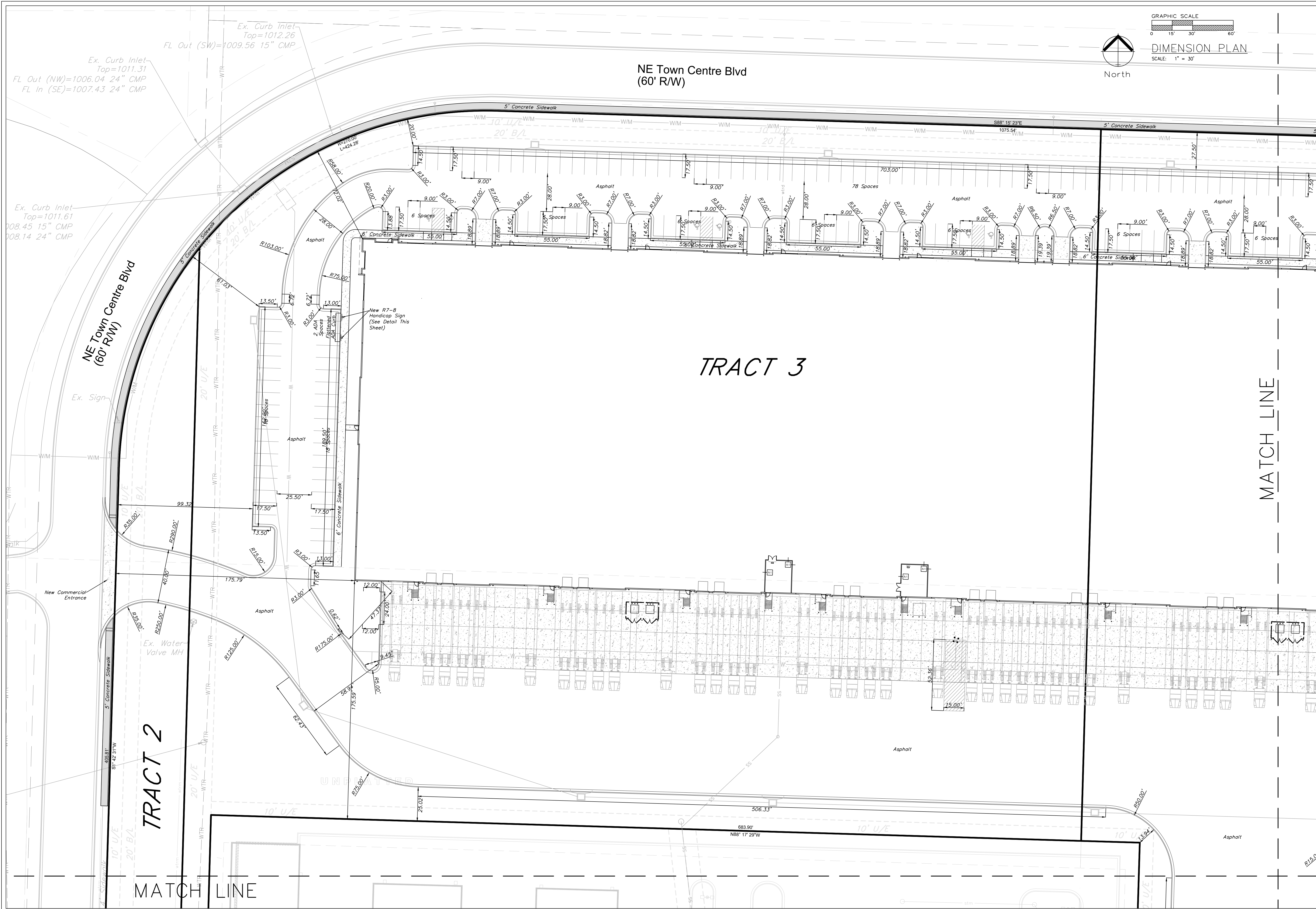
REVISIONS

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C.052A



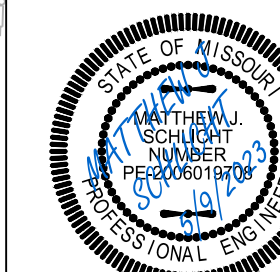




Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500518-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

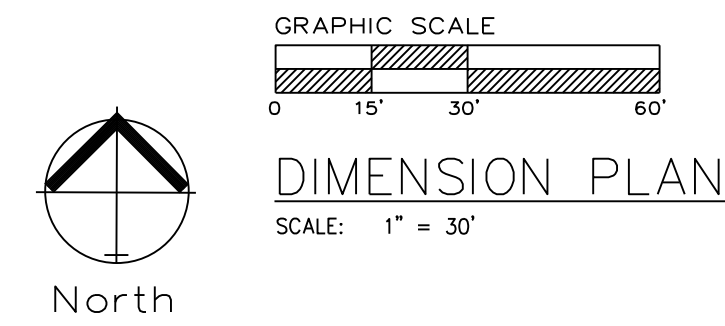
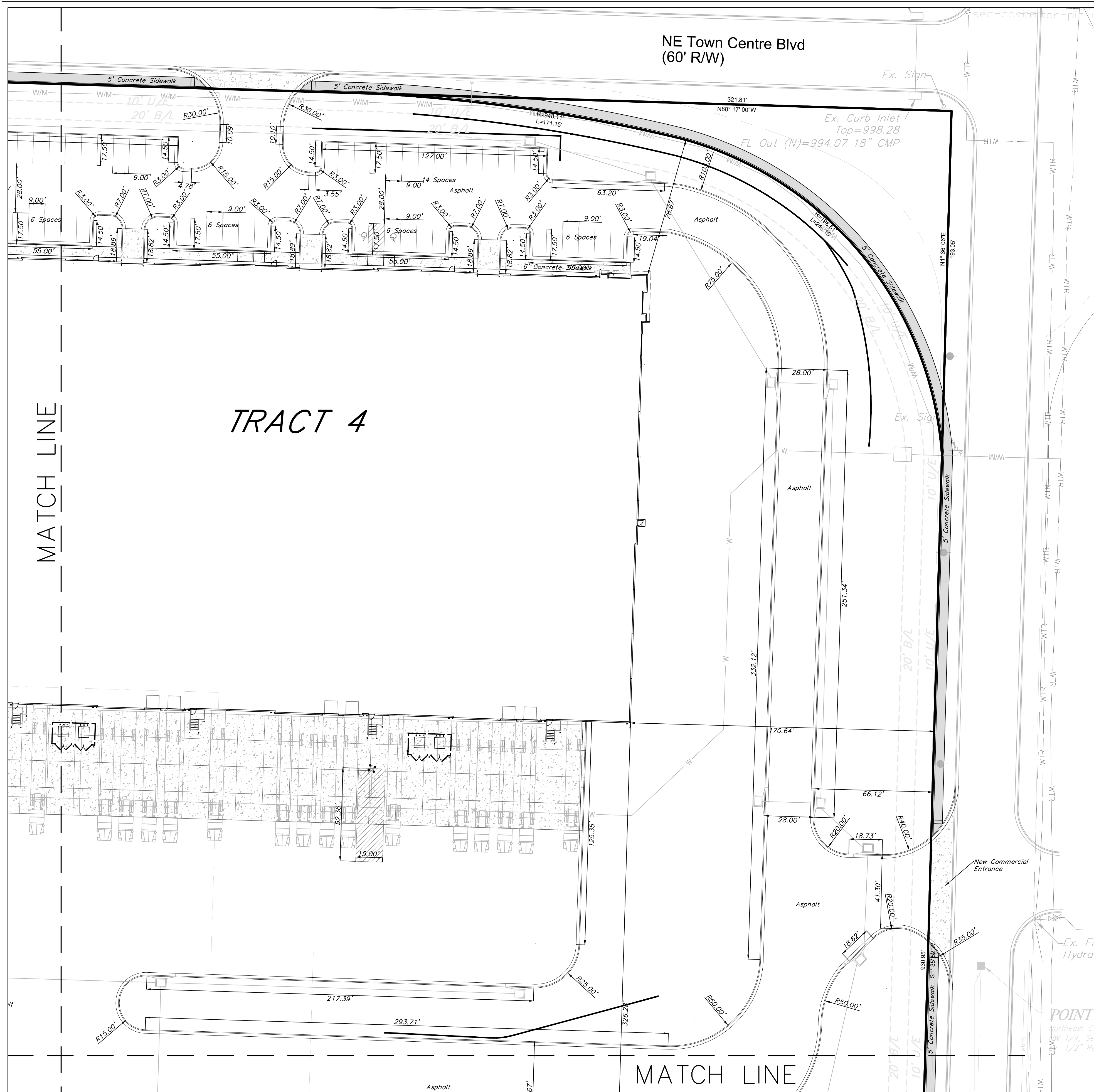
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Dimension Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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Professional Registration
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Engineering 2005002188-D
Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Dimension Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

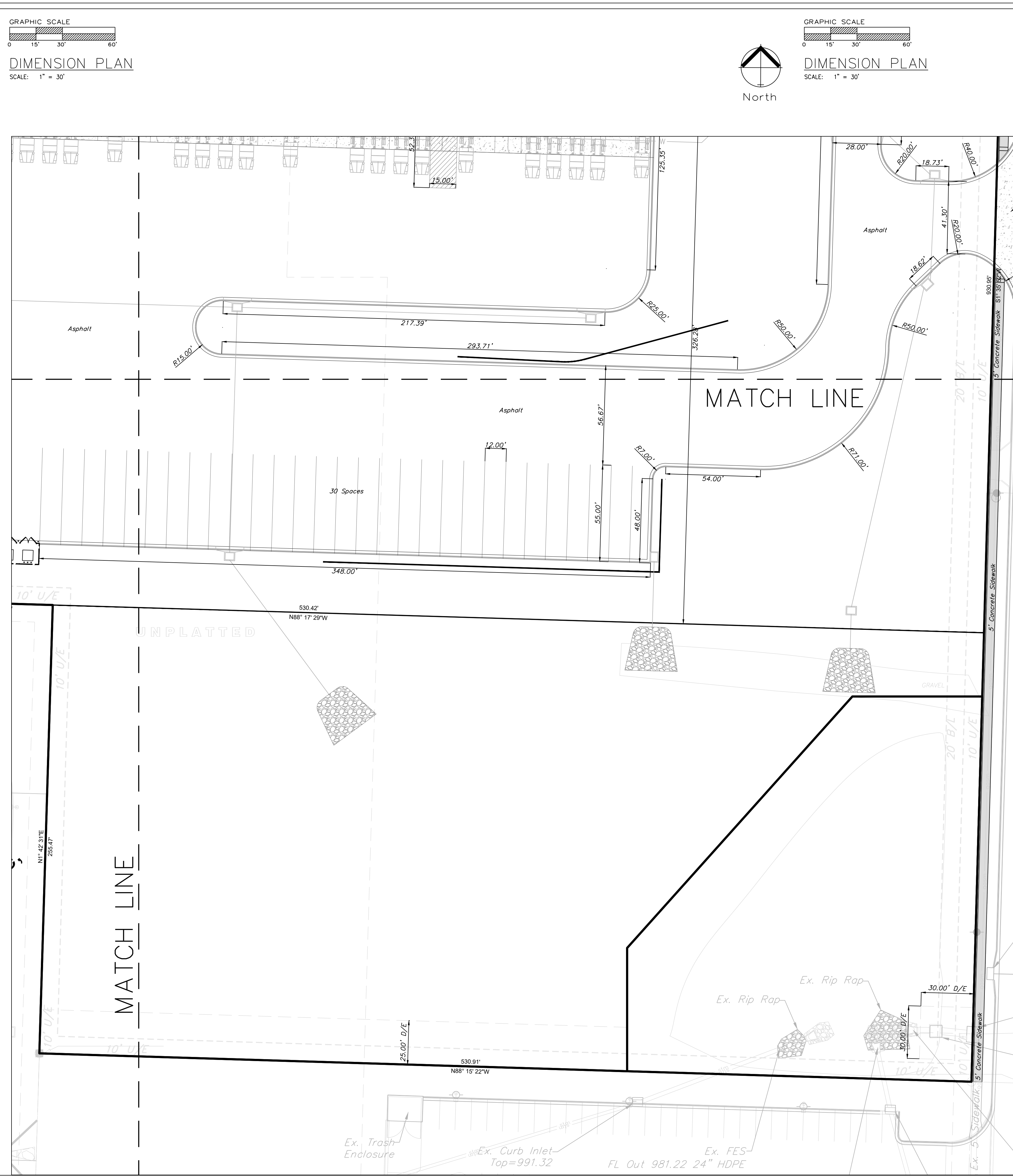
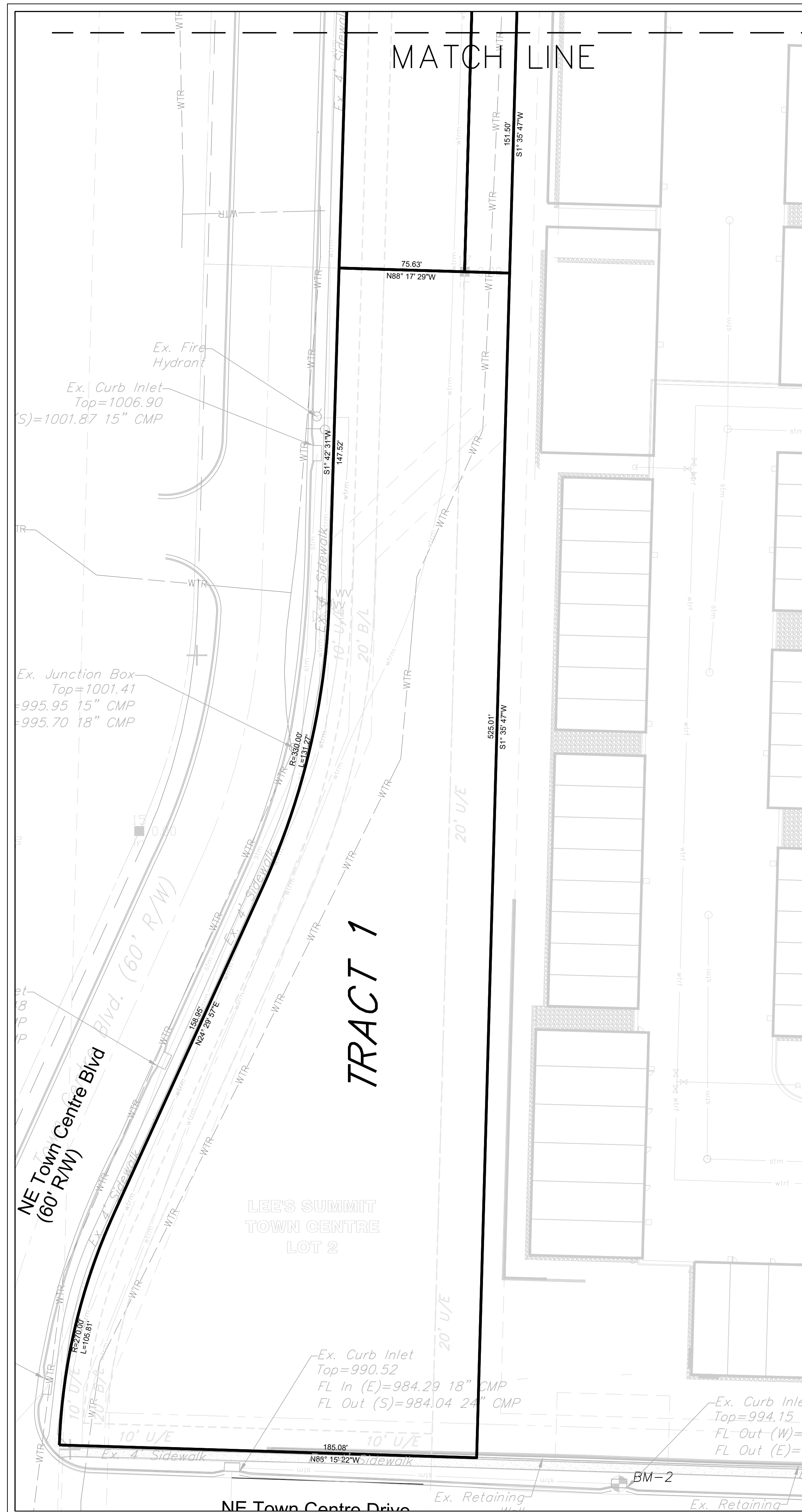
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PE 19071
OK PE 255226
PROFESSIONAL ENGINEER

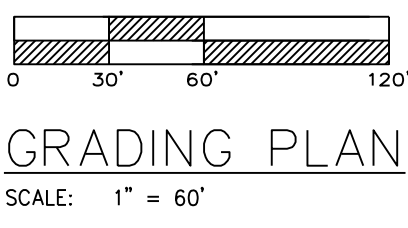
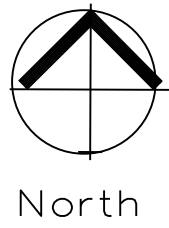
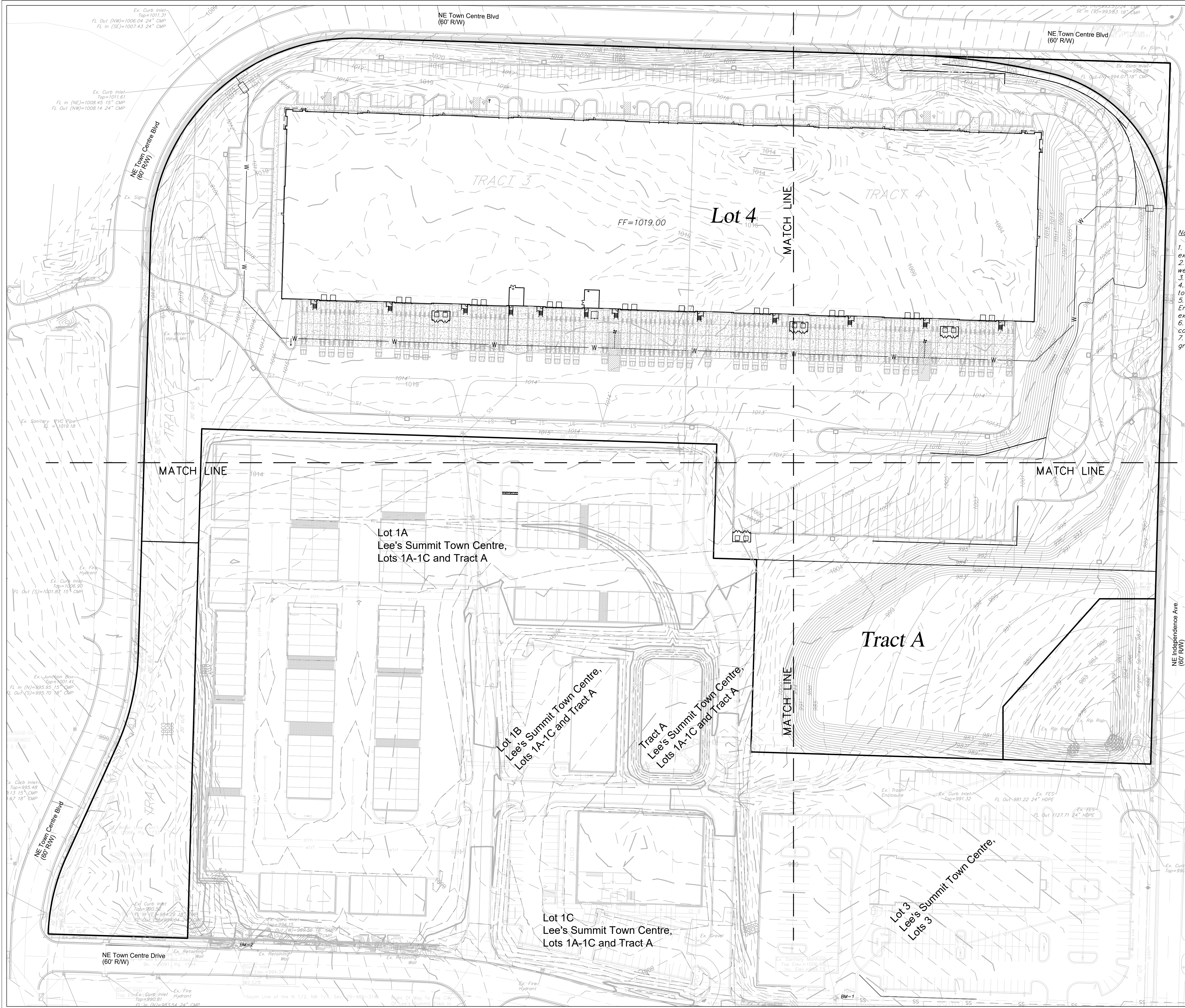
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226

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C.105





Notes

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

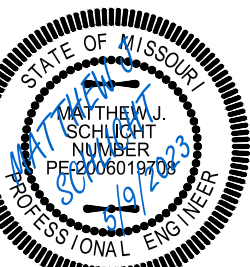


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

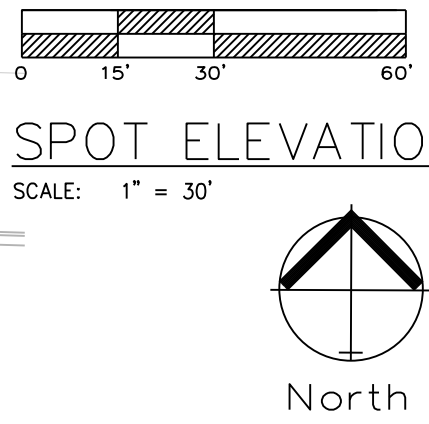
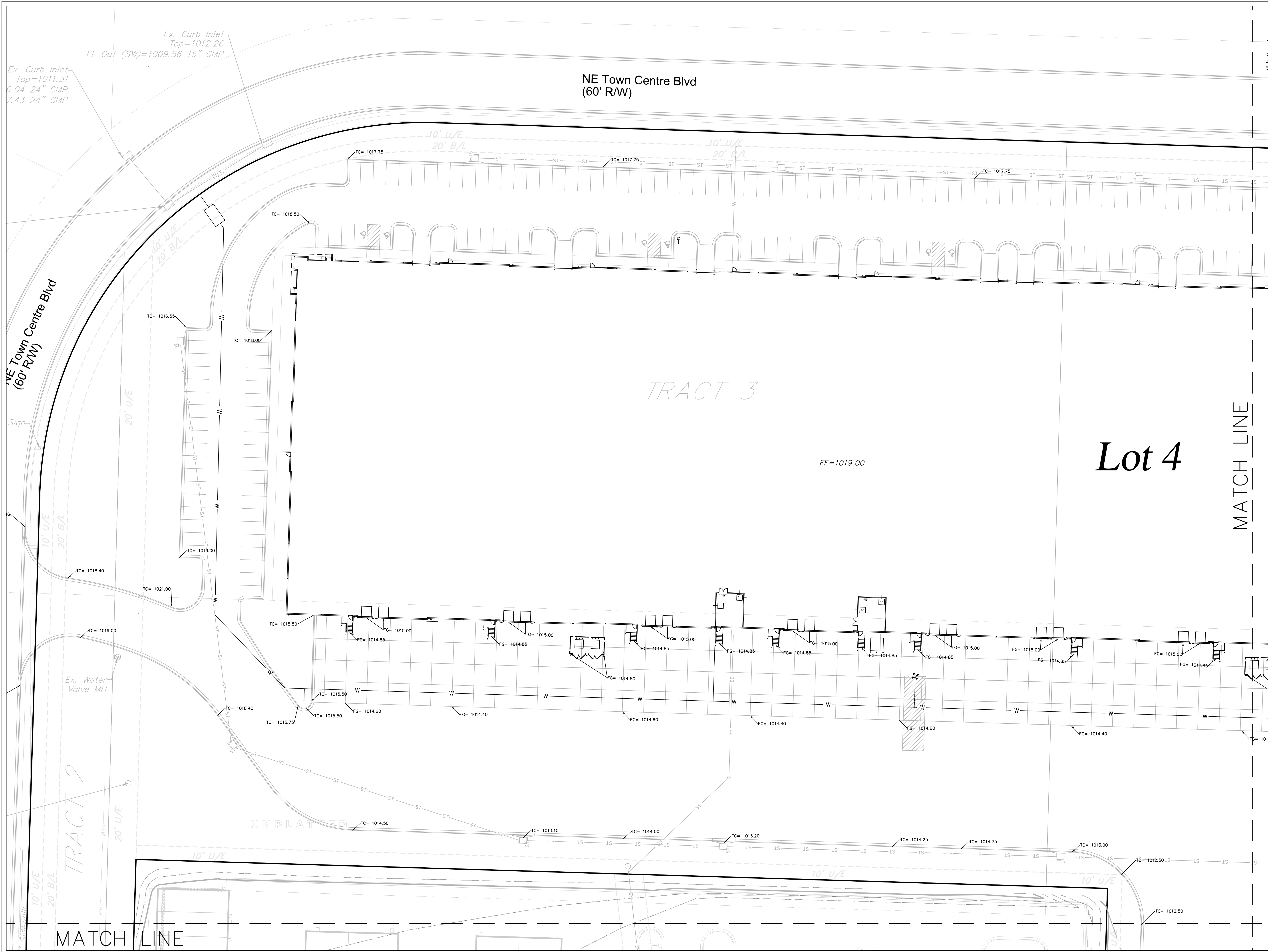
Project:
TOWN CENTRE,
LSMO
Issue Date:
February 24, 2023

Grading Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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REV. 5/9/2023



SPOT ELEVATIONS
SCALE: 1" = 30'

Legend:
EX TC = Existing Top of Curb
EX FG = Existing Finished Grade
FG = Finished Grade
TC = Top of Curb
TW = Top of Wall
BW = Bottom of Wall

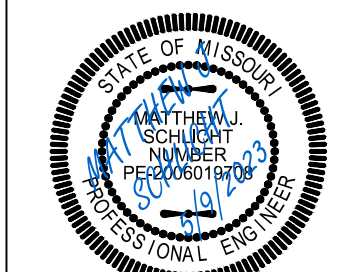
ENGINEERING SOLUTIONS
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P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

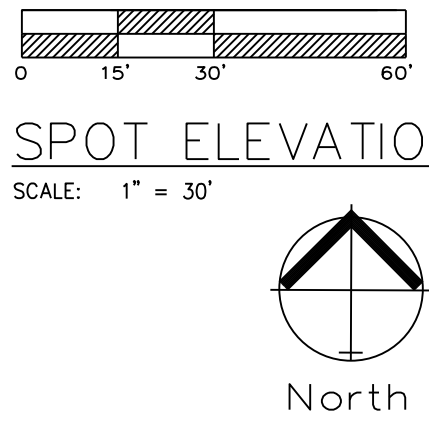
Spot Elevations
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS	
REV. 4/20/2023	
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C.201A



Legend:

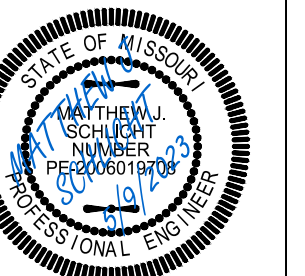
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EX FG = Existing Finished Grade
FG = Finished Grade
TC = Top of Curb
TW = Top of Wall
BW = Bottom of Wall

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

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO
Issue Date: February 24, 2023

Spot Elevations
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



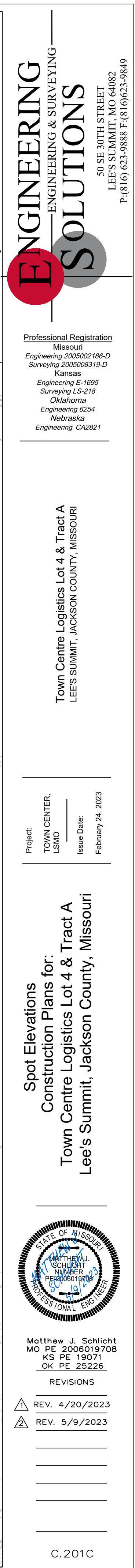
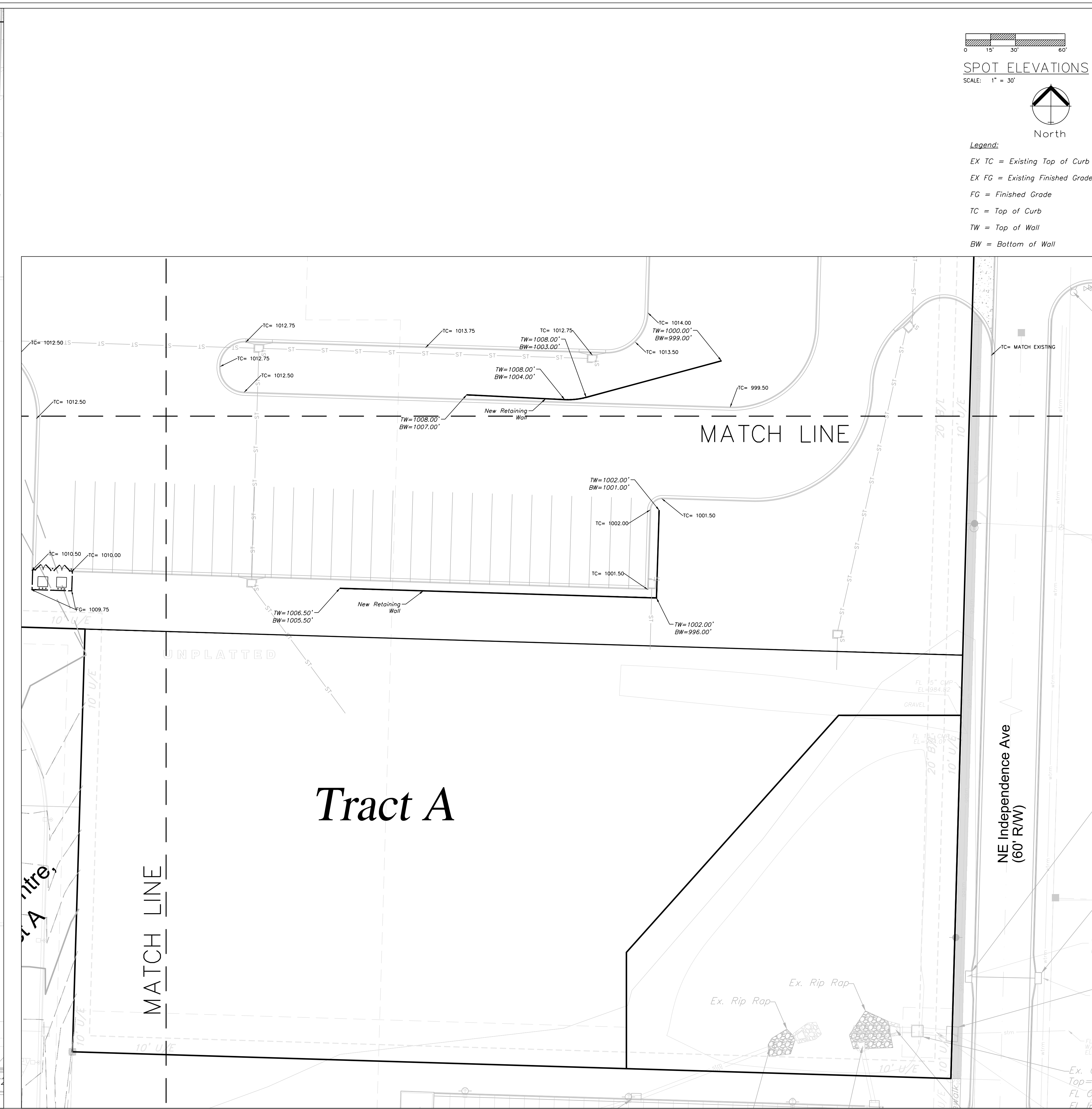
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

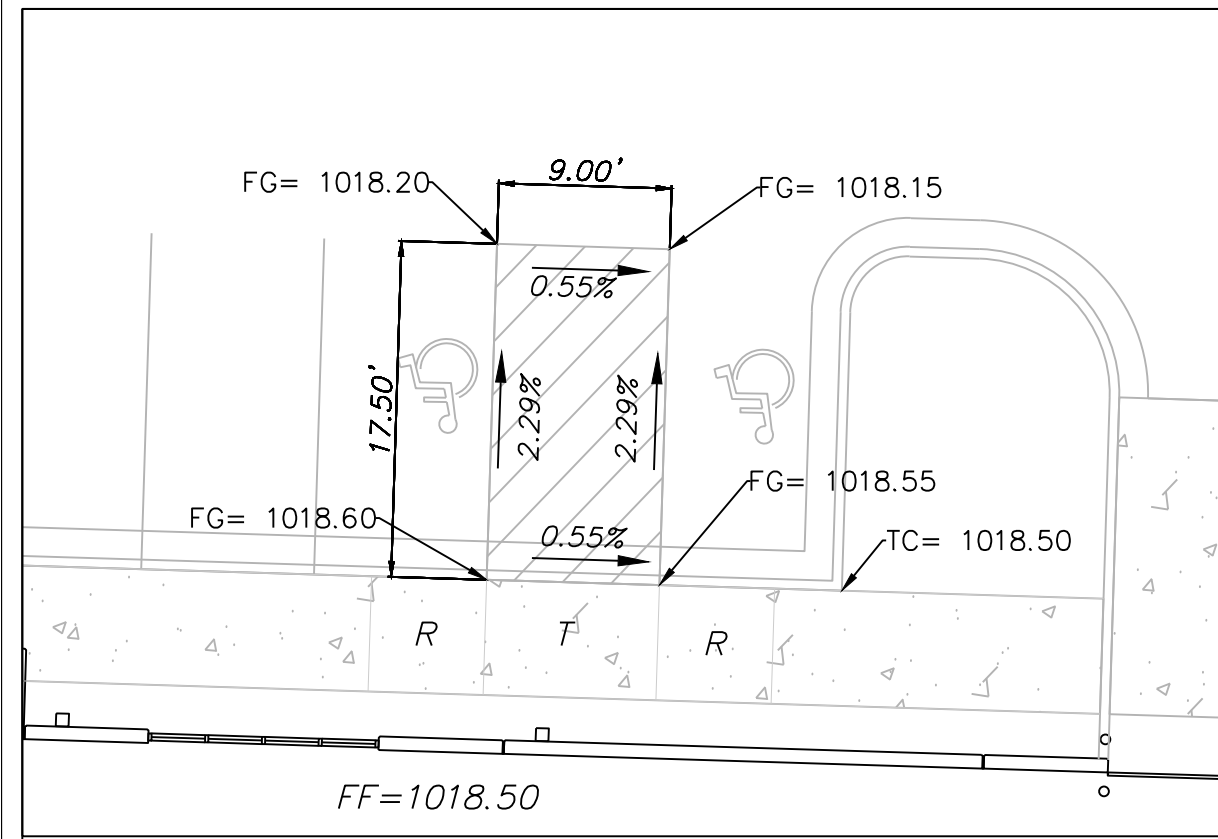
REVISIONS

REV. 4/20/2023

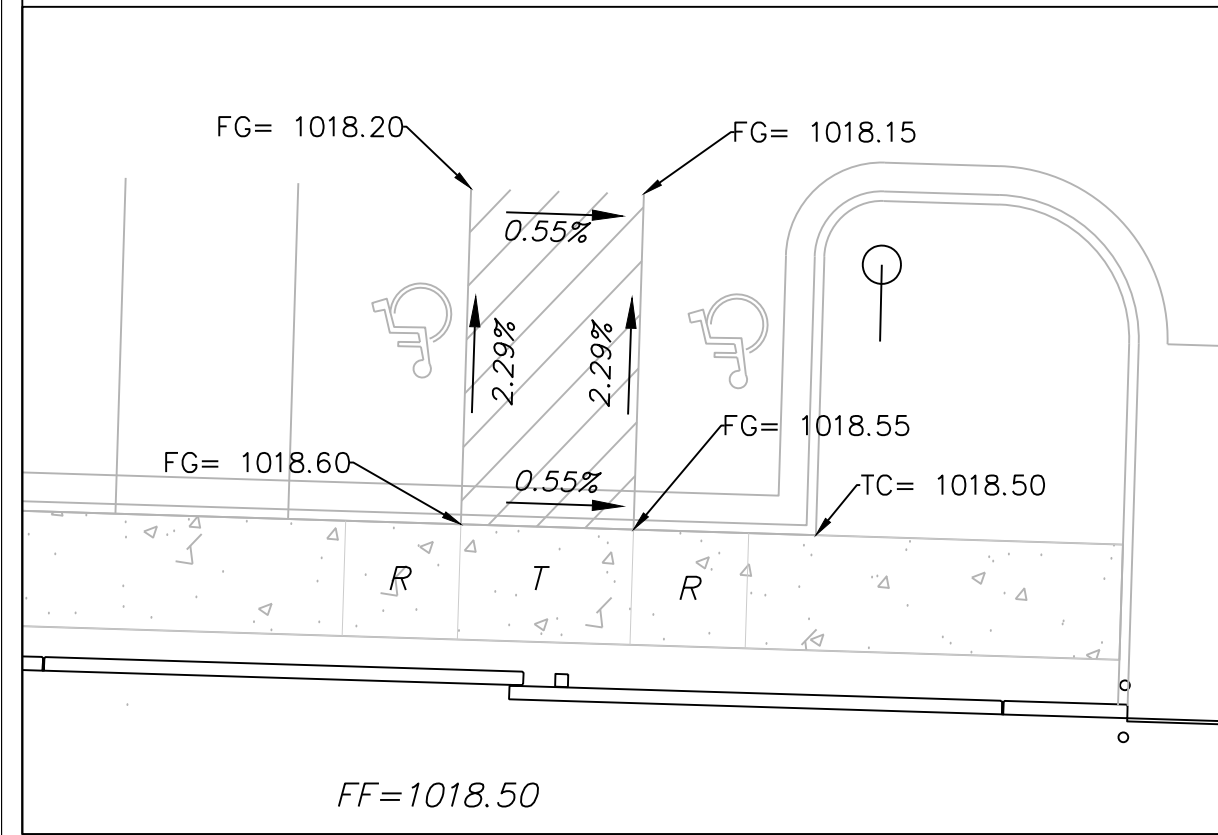
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C.201B

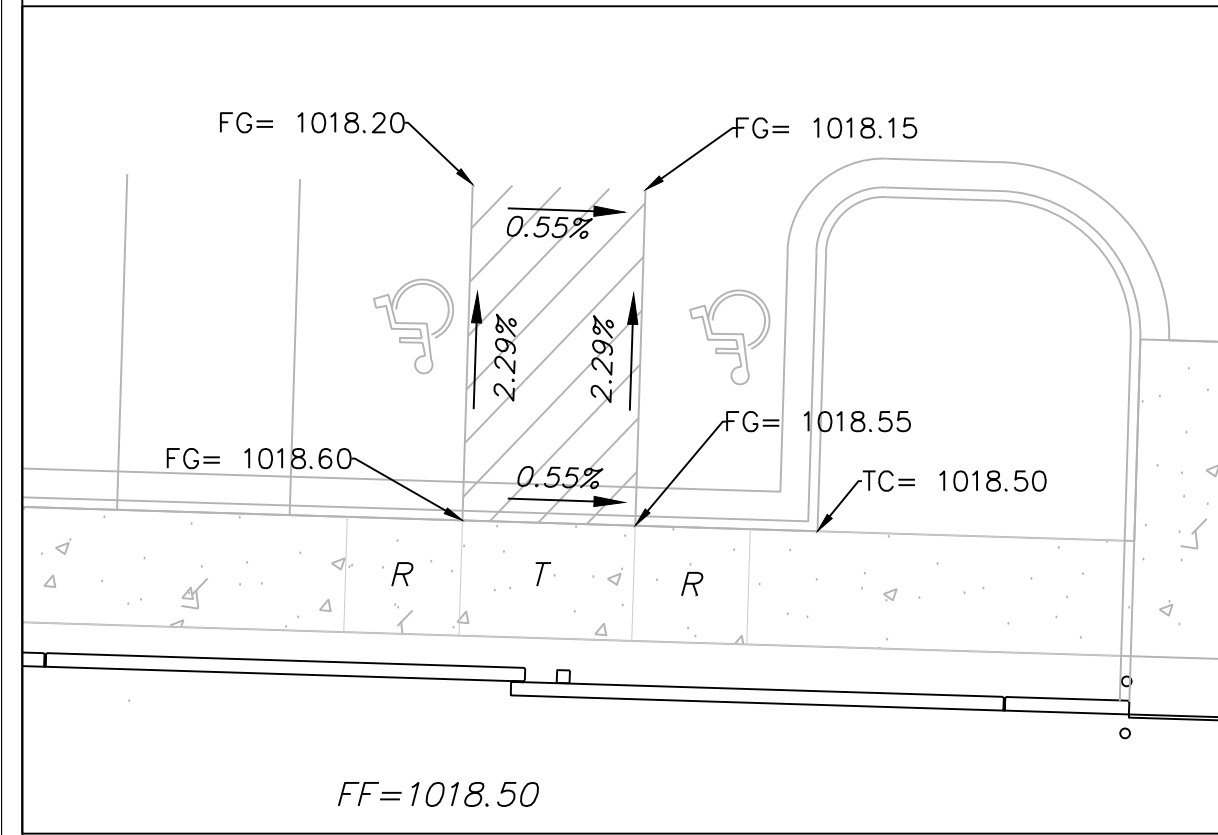




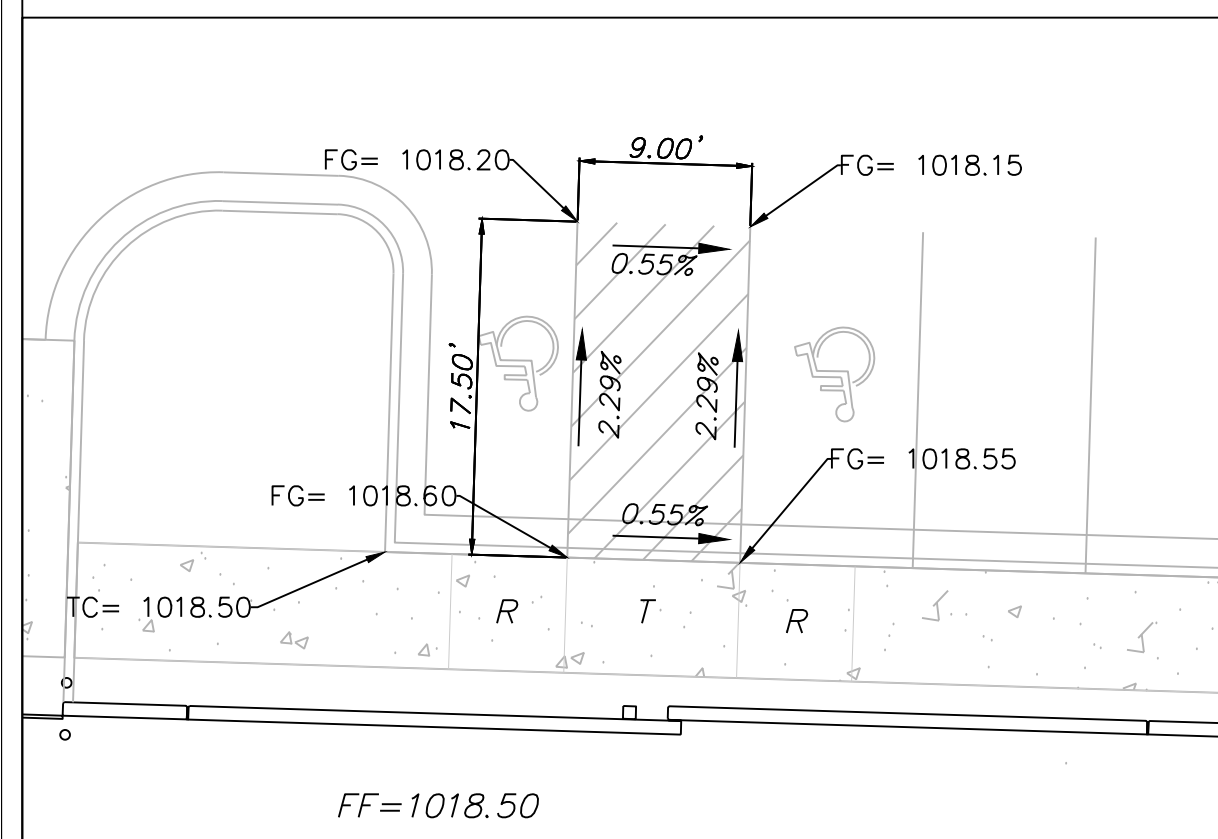
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SCALE: 1"=10'



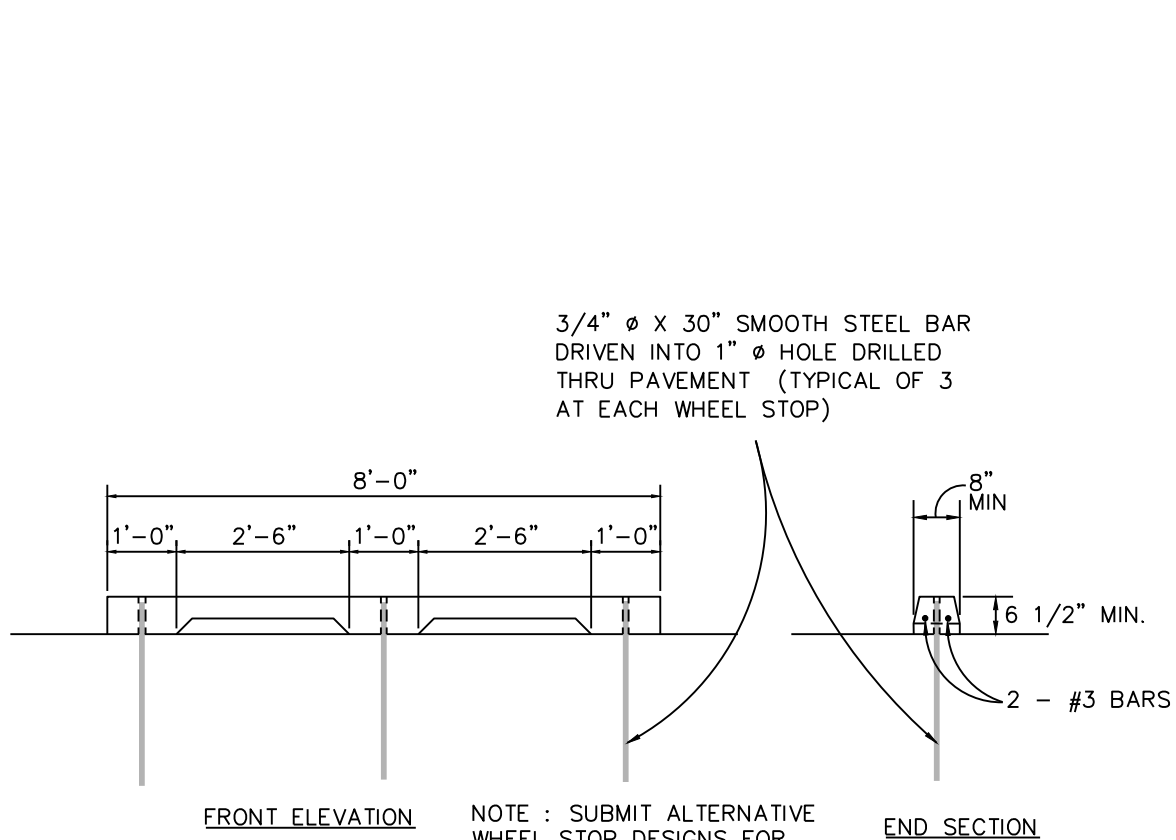
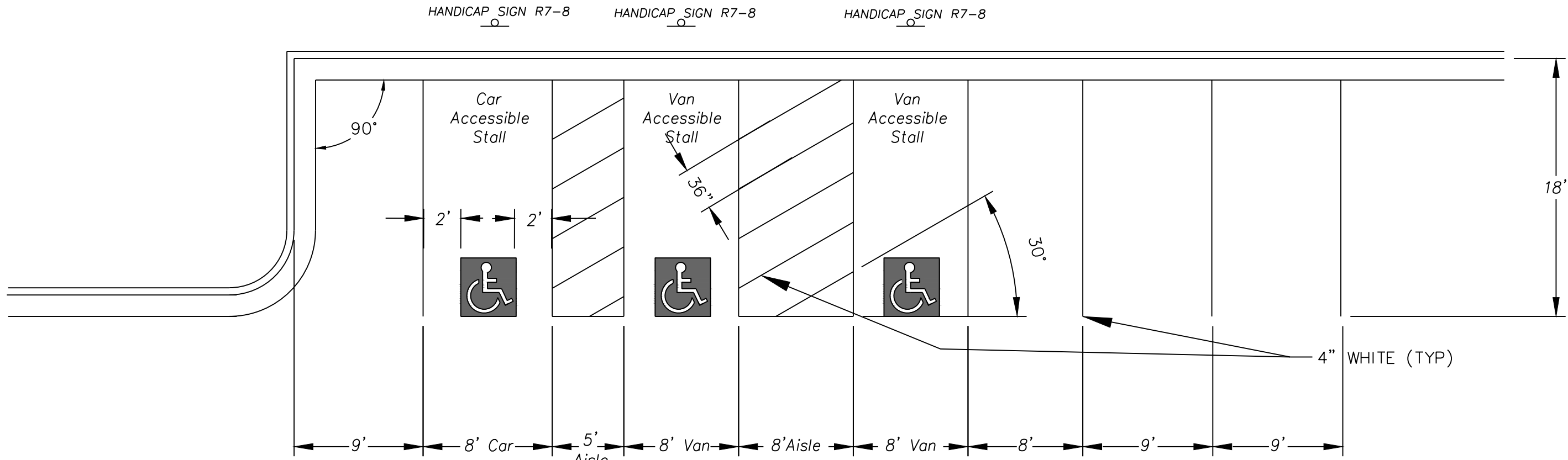
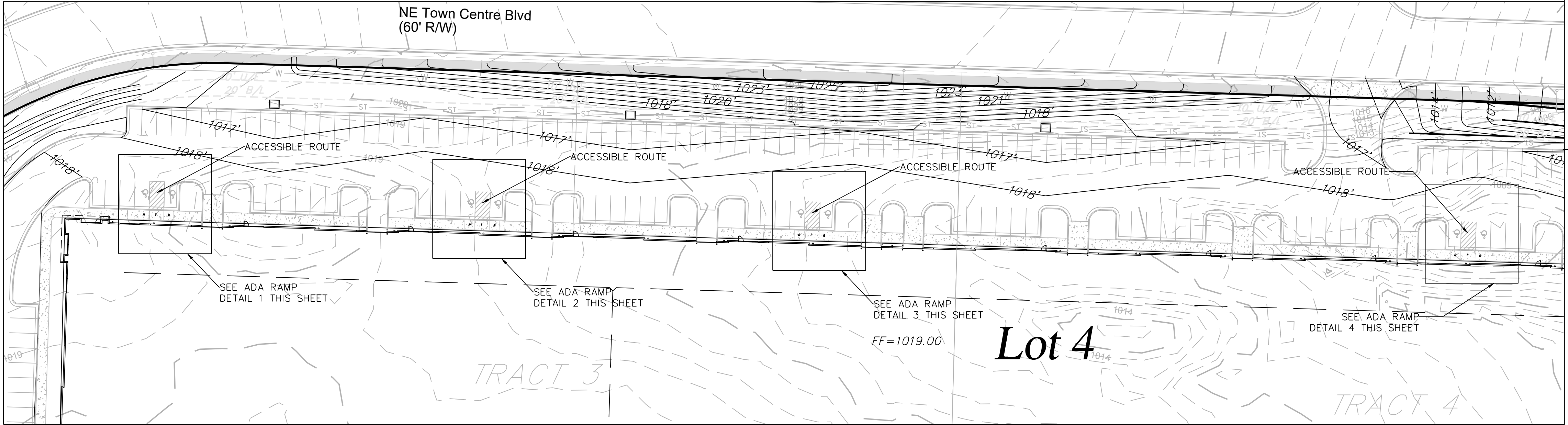
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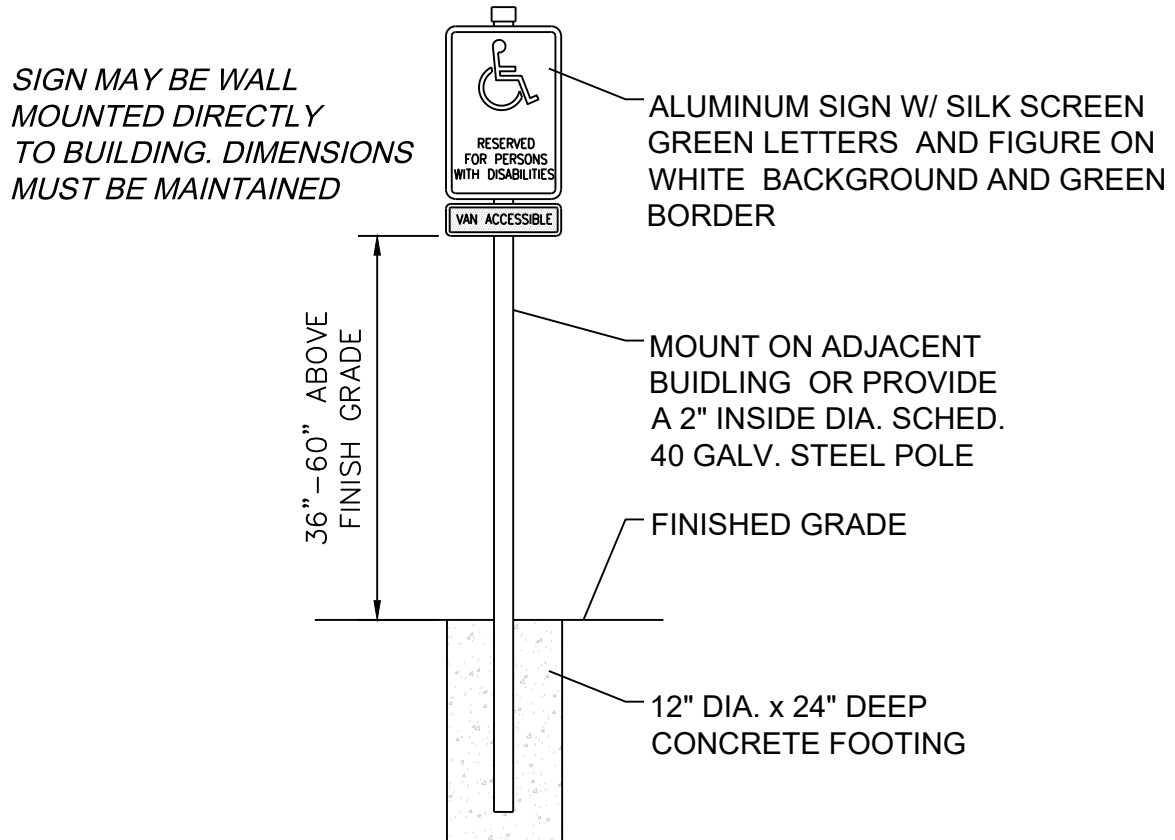
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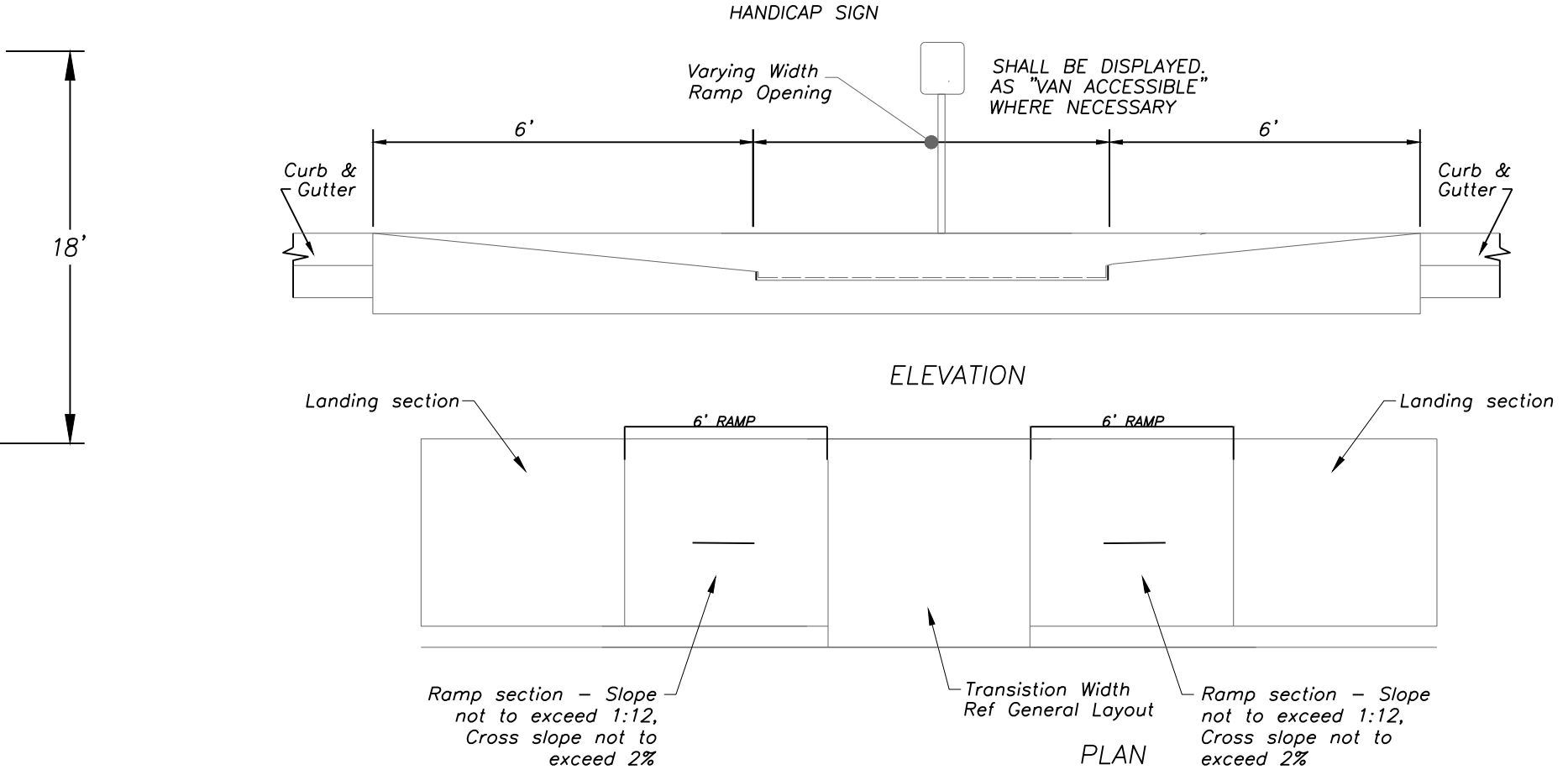
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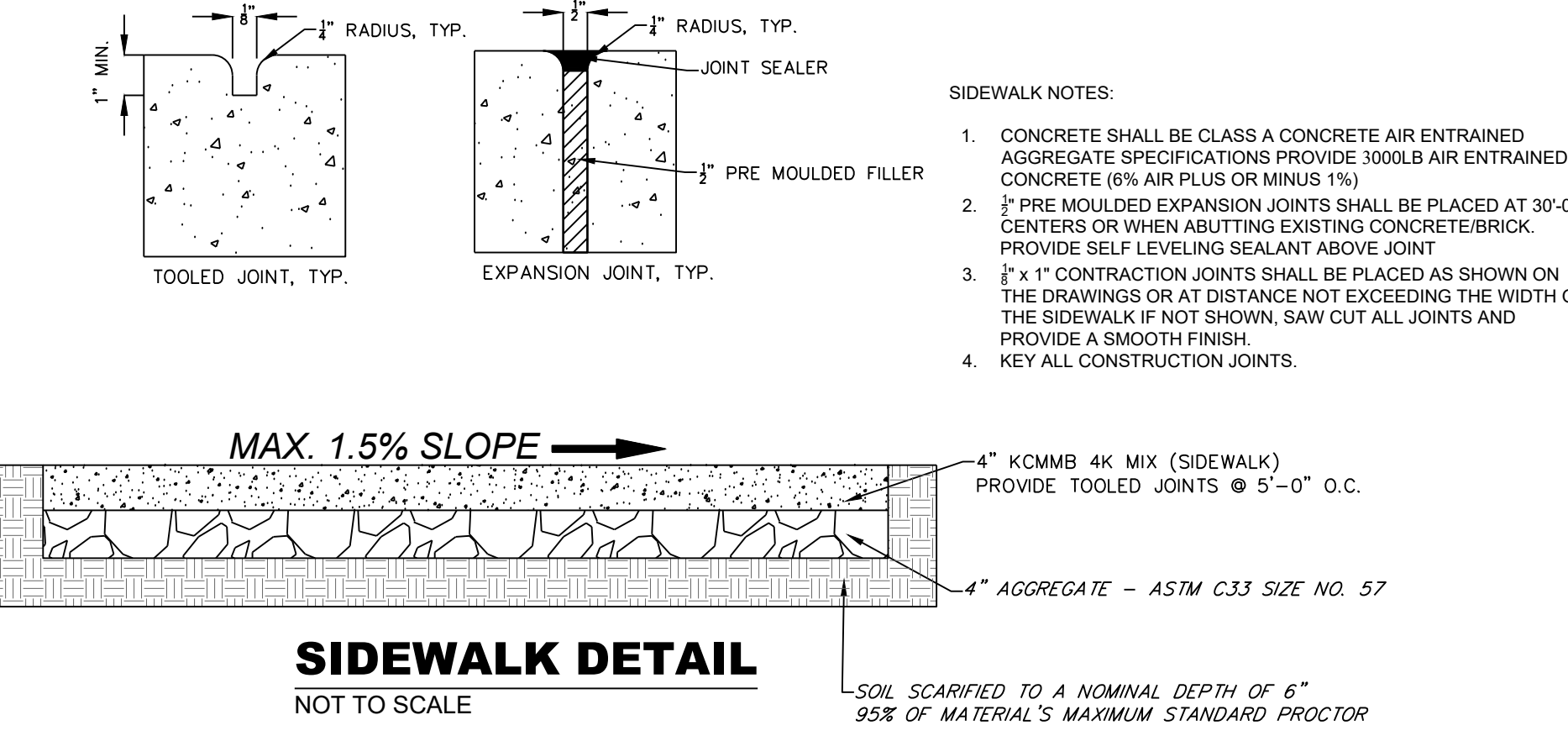
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N.T.S.



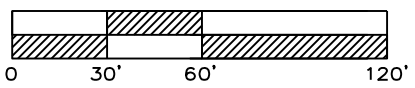
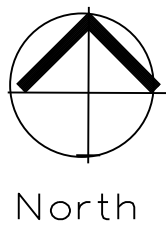
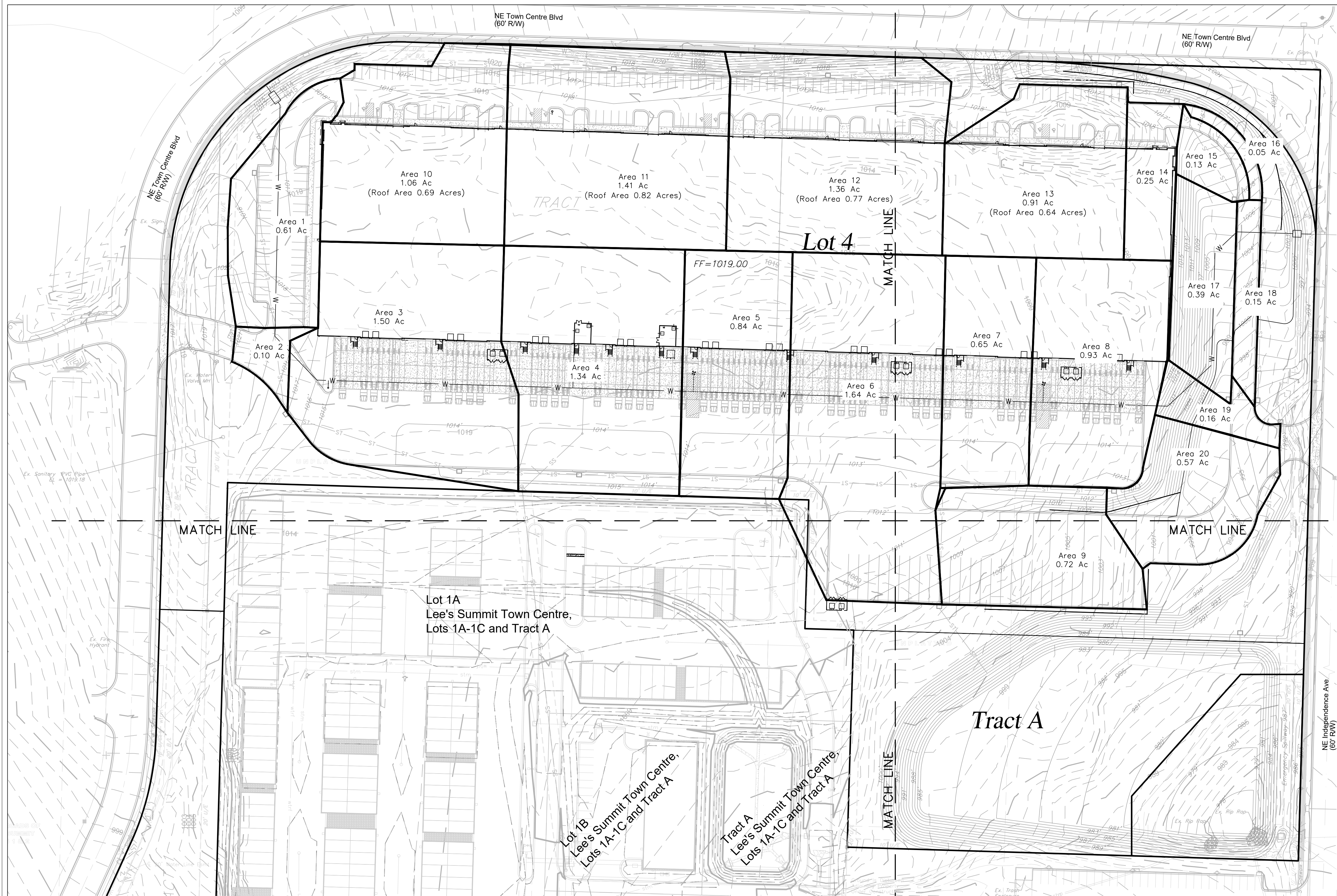
HANDICAP SIGN DETAIL
NOT TO SCALE



ACCESSIBLE RAMP DETAILS
NOT TO SCALE
Ramp and ramp landings shall be constructed per ANSI 117.1-03 407.7



SIDEWALK DETAIL
NOT TO SCALE



Drainage Area Map
SCALE: 1" = 60'

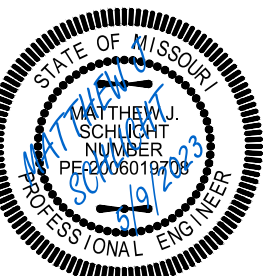


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
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Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

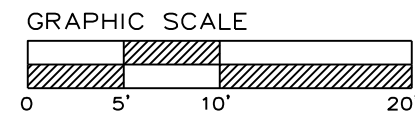
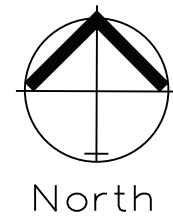
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Drainage Area Map
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



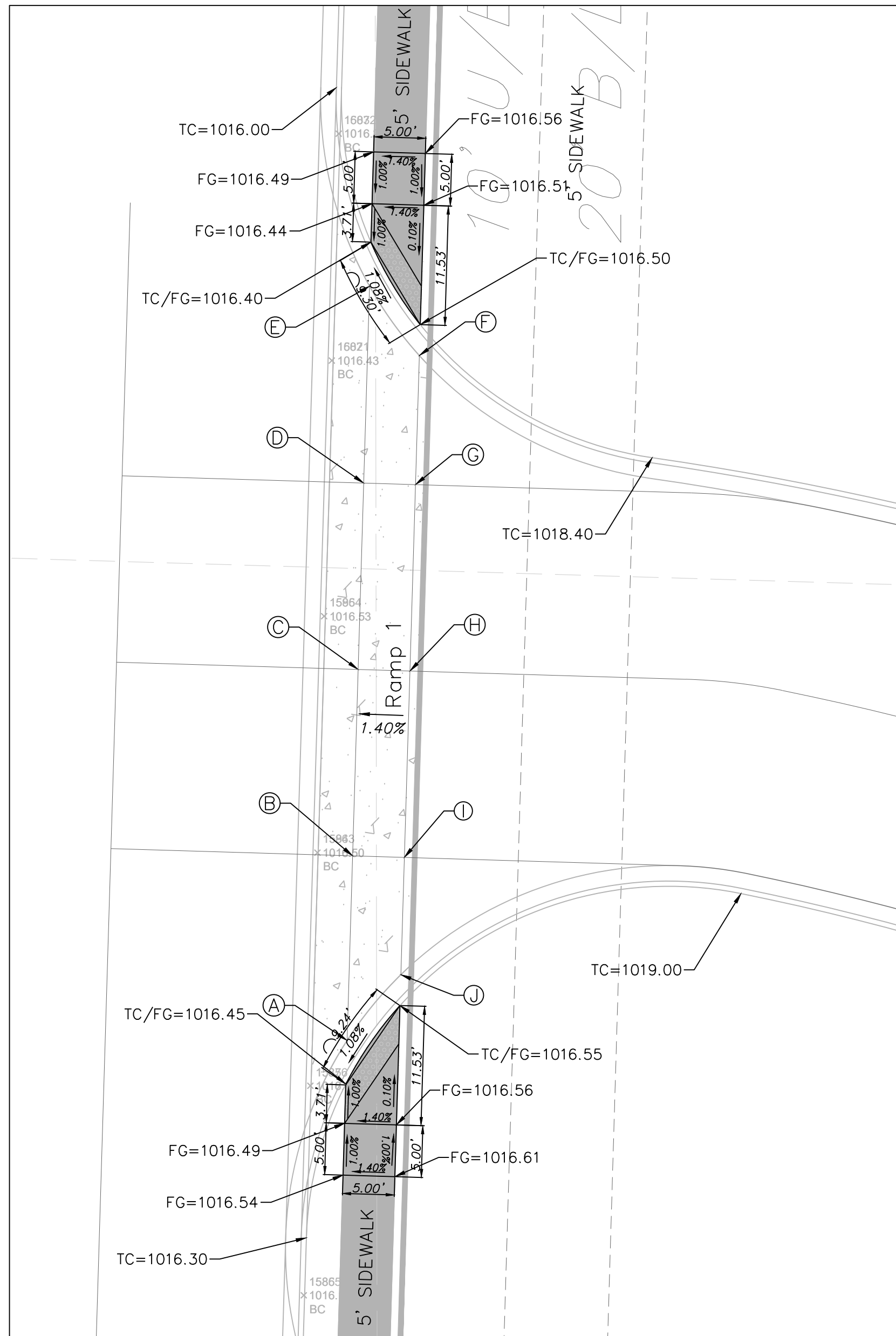
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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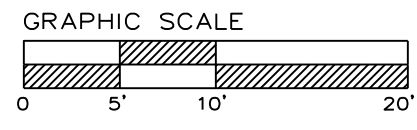
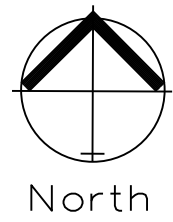


SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'

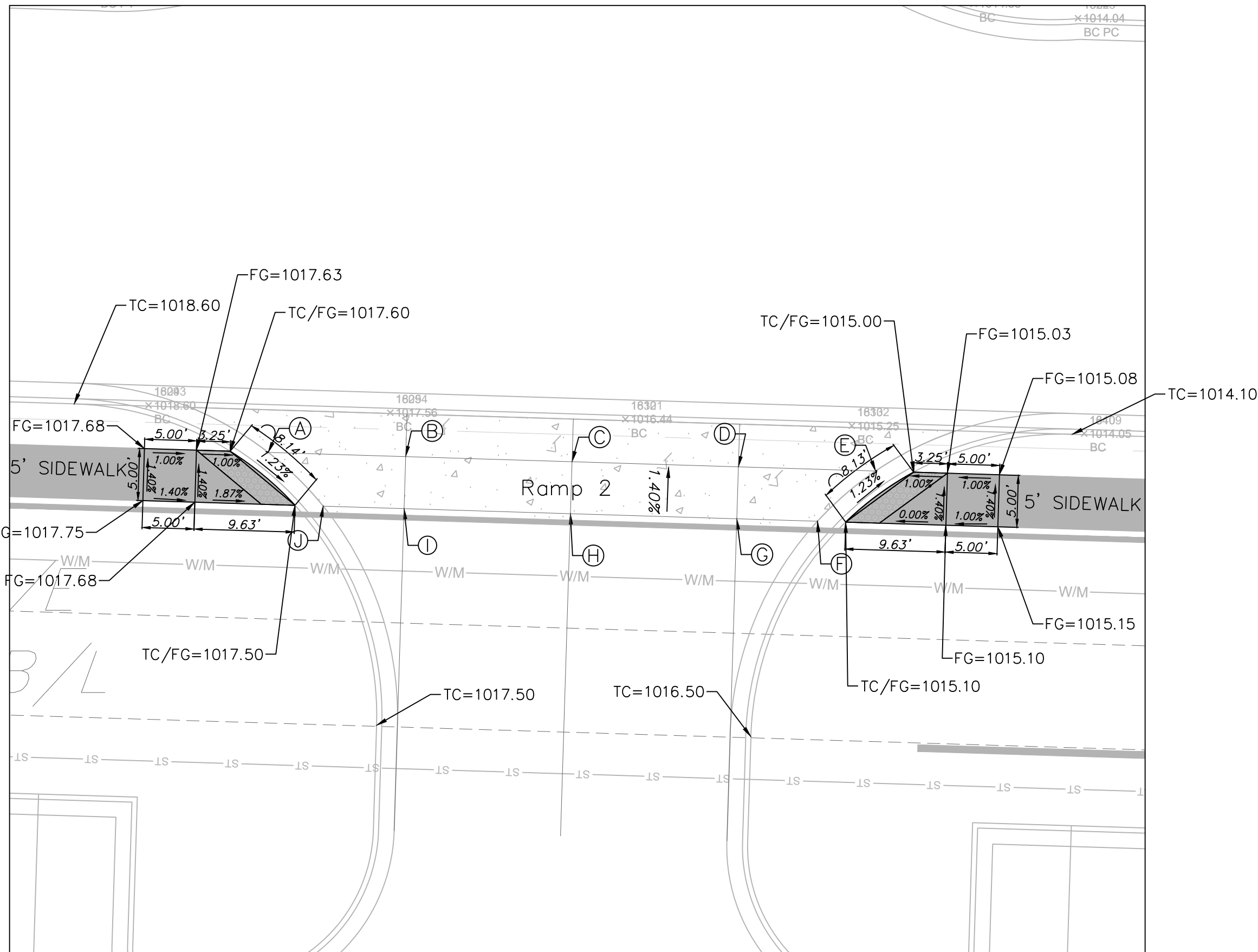


DETAIL 1



SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'



DETAIL 2

SPOT ELEVATION TABLE				
Spot	Ramp 1 Elevation	Ramp 2 Elevation	Ramp 3 Elevation	
A	1016.45	1017.60	991.00	
B	1016.47	1017.04	990.91	
C	1016.46	1016.23	990.72	
D	1016.44	1015.42	990.52	
E	1016.40	1015.00	990.40	
F	1016.50	1015.10	990.50	
G	1016.51	1015.49	990.59	
H	1016.53	1016.30	990.79	
I	1016.54	1017.11	990.98	
J	1016.55	1017.50	991.10	

Legend:

EX TC = Existing Top of Curb

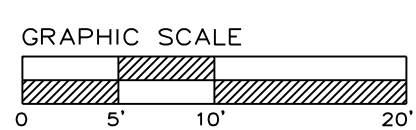
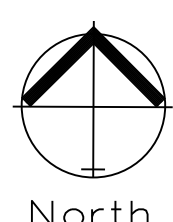
EX FG = Existing Finished Grade

FG = Finished Grade

TC = Top of Curb

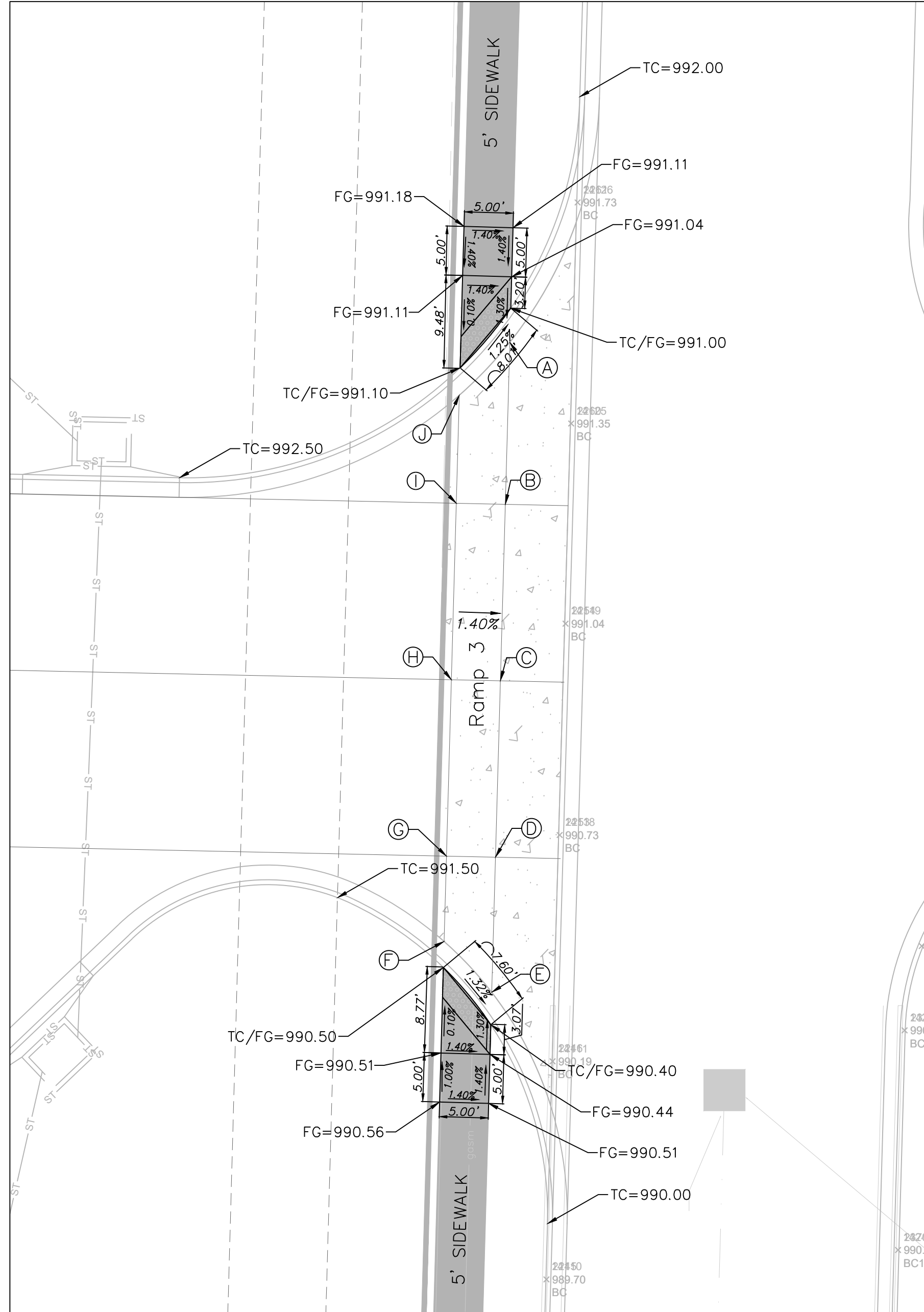
TC/FG = Top of Curb/Finished Grade

 Detectable Warning

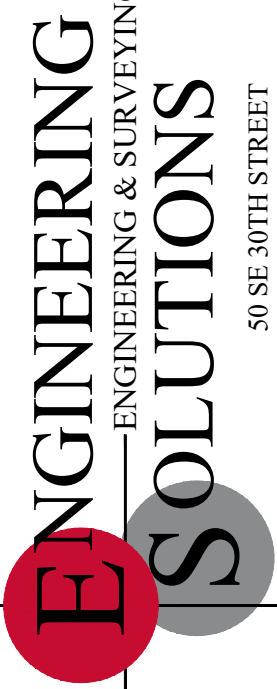


SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'



DETAIL 3

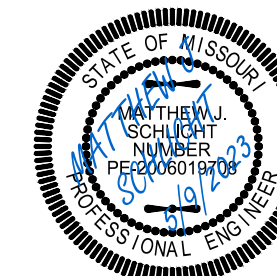


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

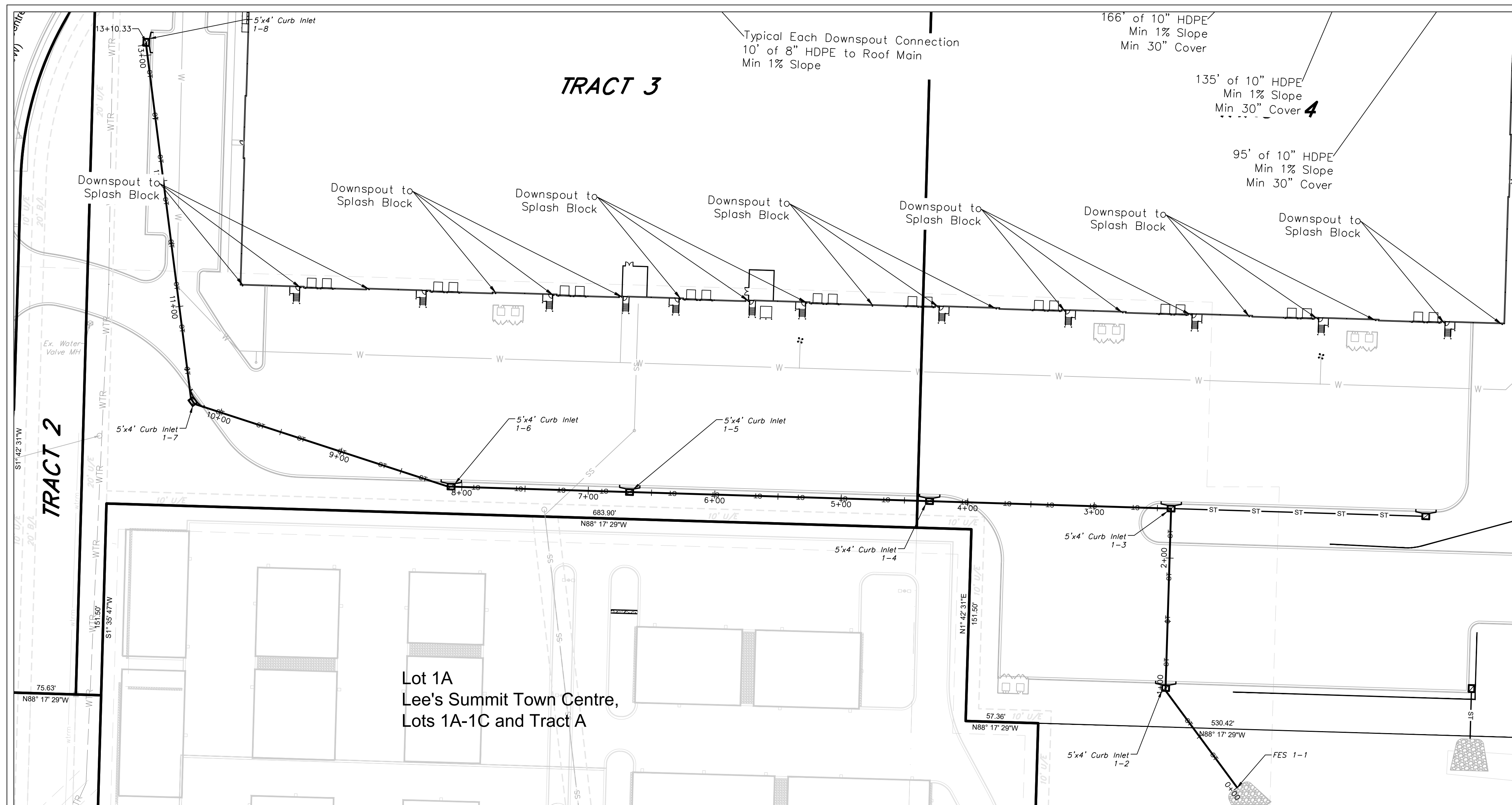
Sidewalk and Intersection Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

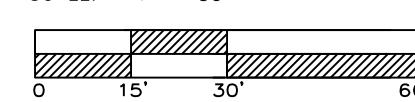
REVISIONS

REV. 4/20/2023
REV. 5/9/2023

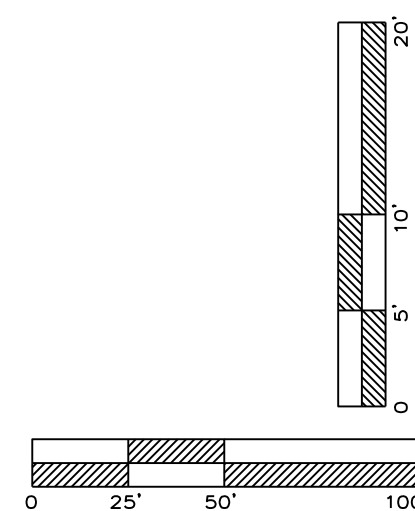
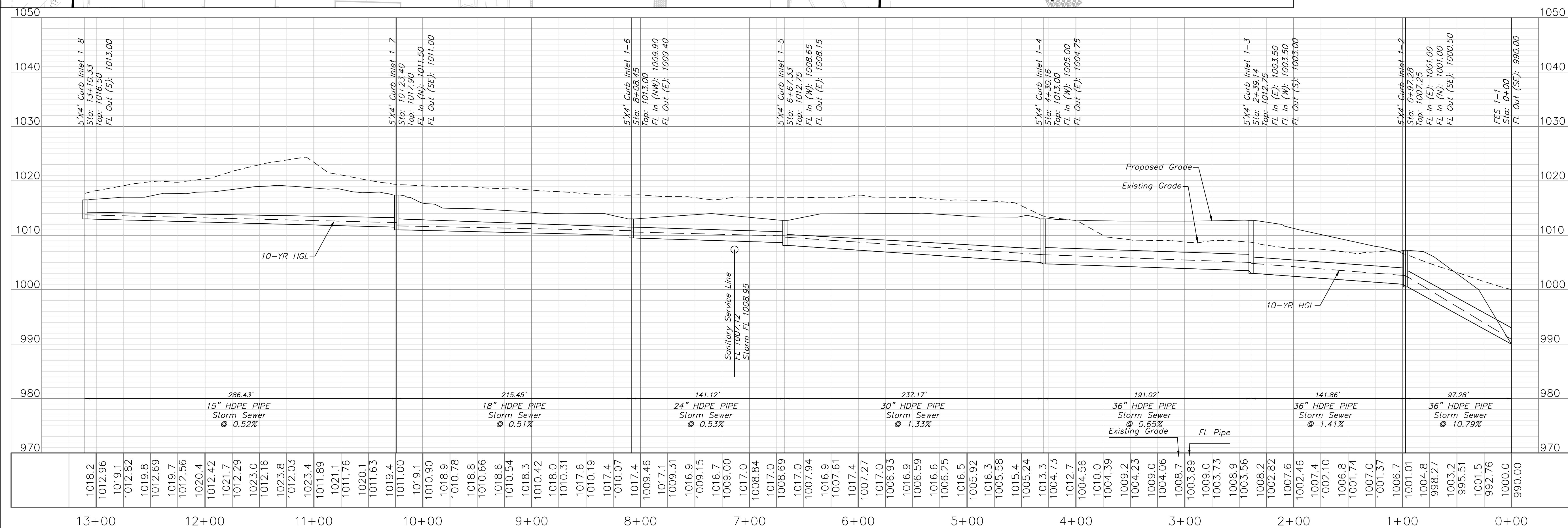


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



STORM LINE 1

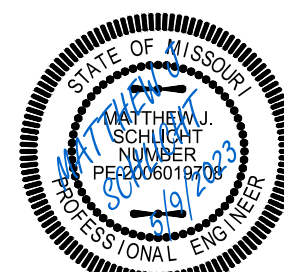


Professional Registration
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Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
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Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO
Issue Date: February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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KS PE 19071
OK PE 25226
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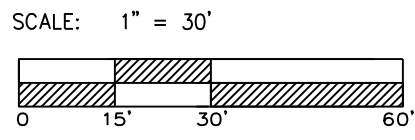
REVISIONS

2 REV. 5/9/2023

C.301

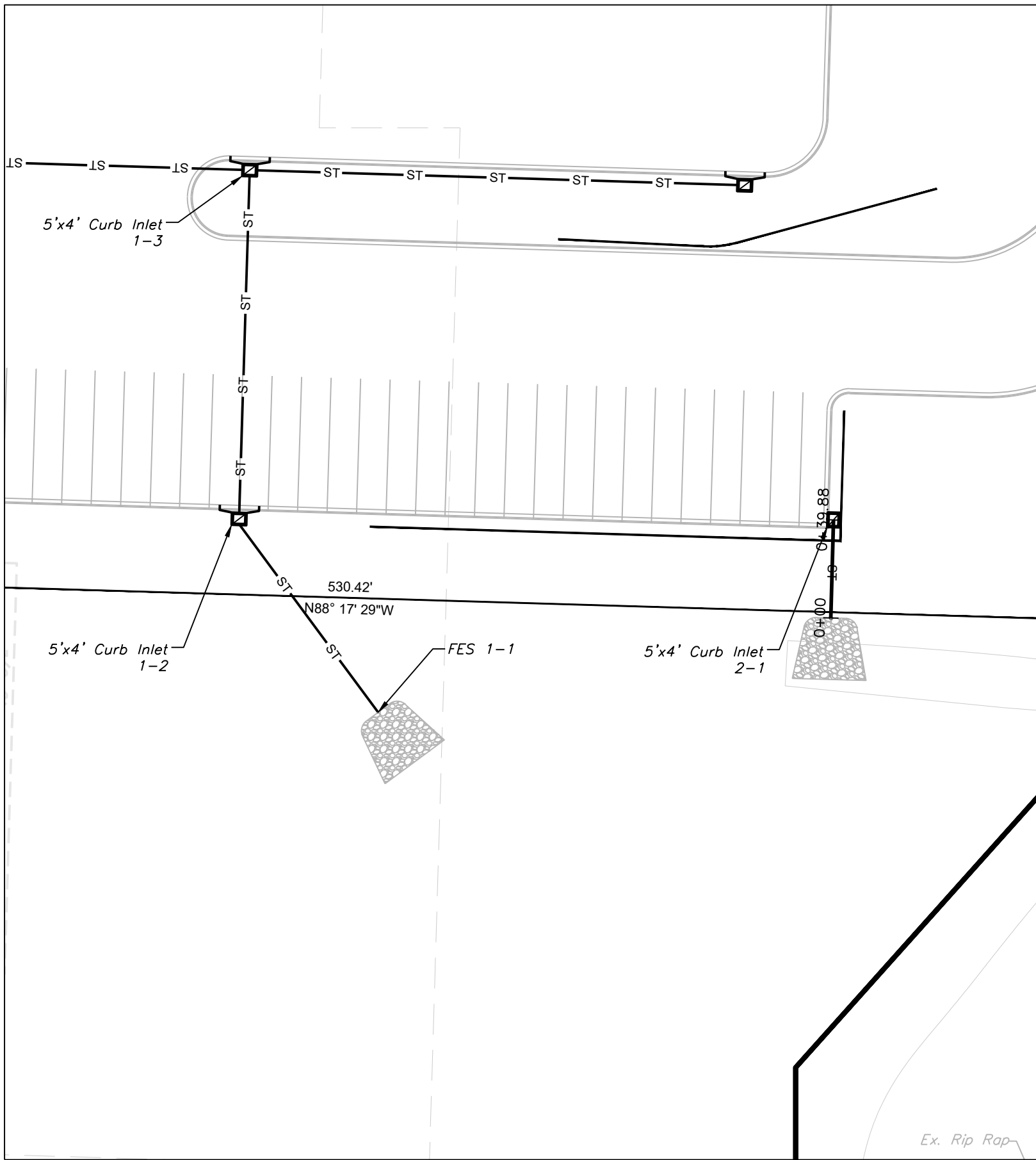


STORM SEWER PLAN AND PROFILE

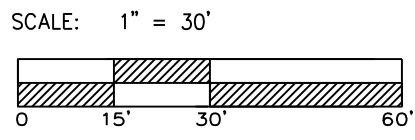


Note:

Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

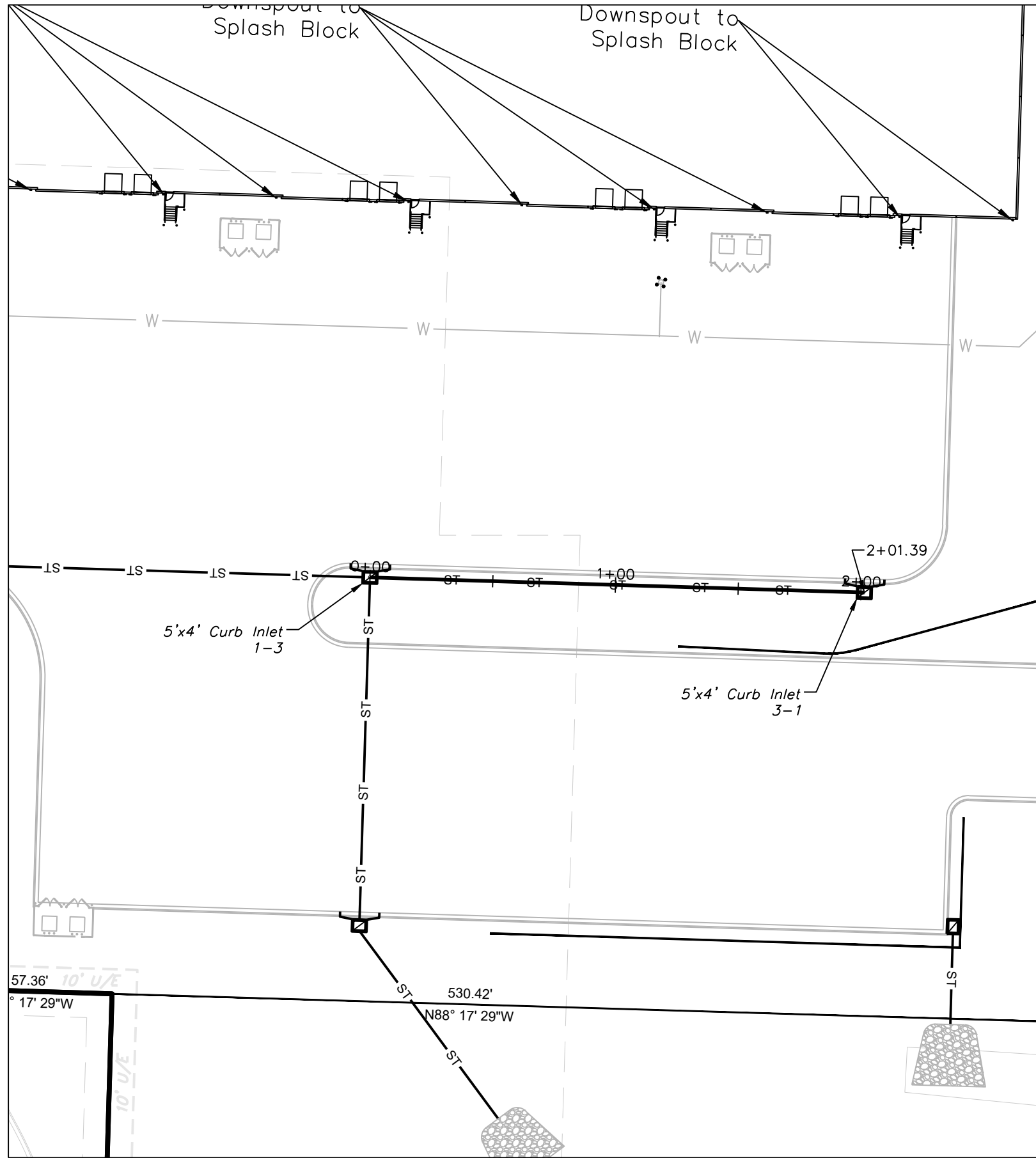


STORM SEWER PLAN AND PROFILE

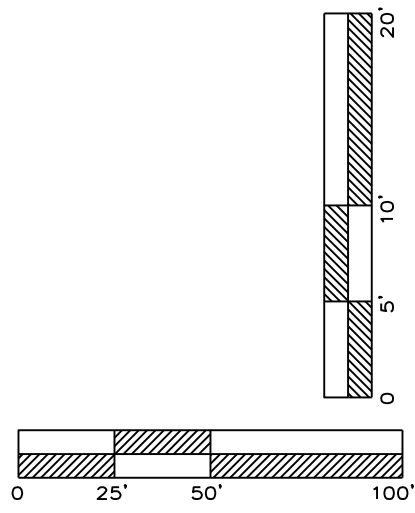
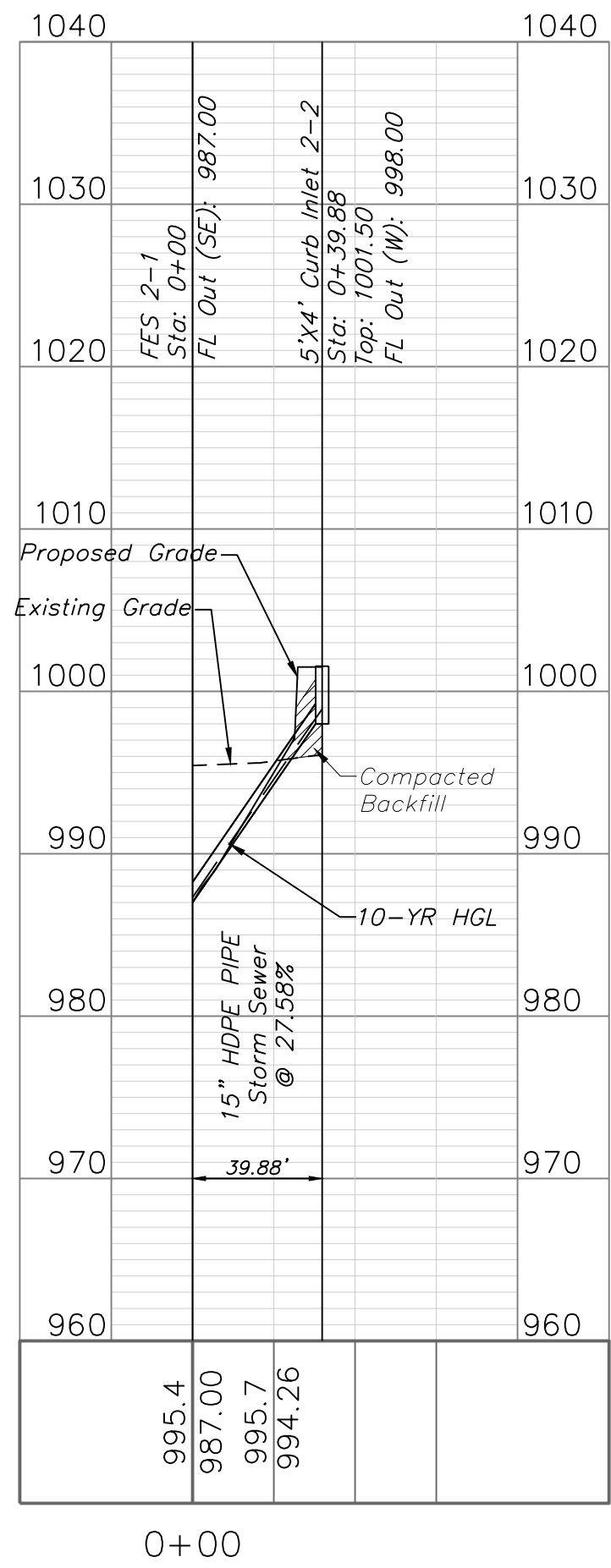


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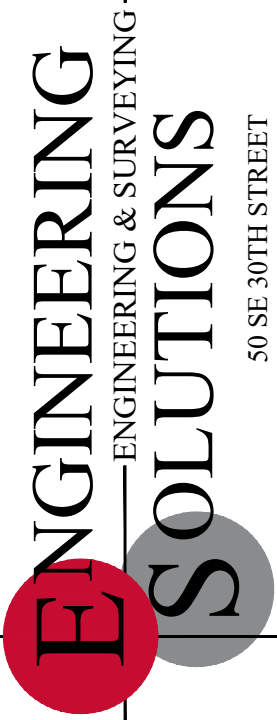
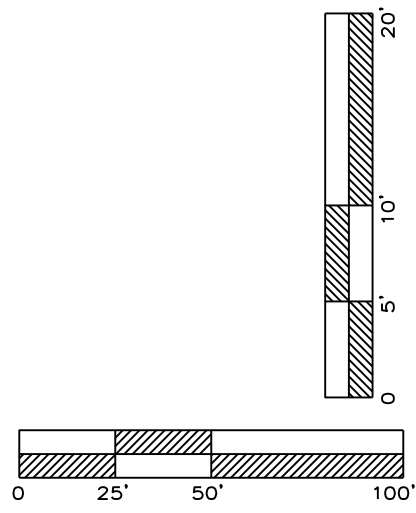
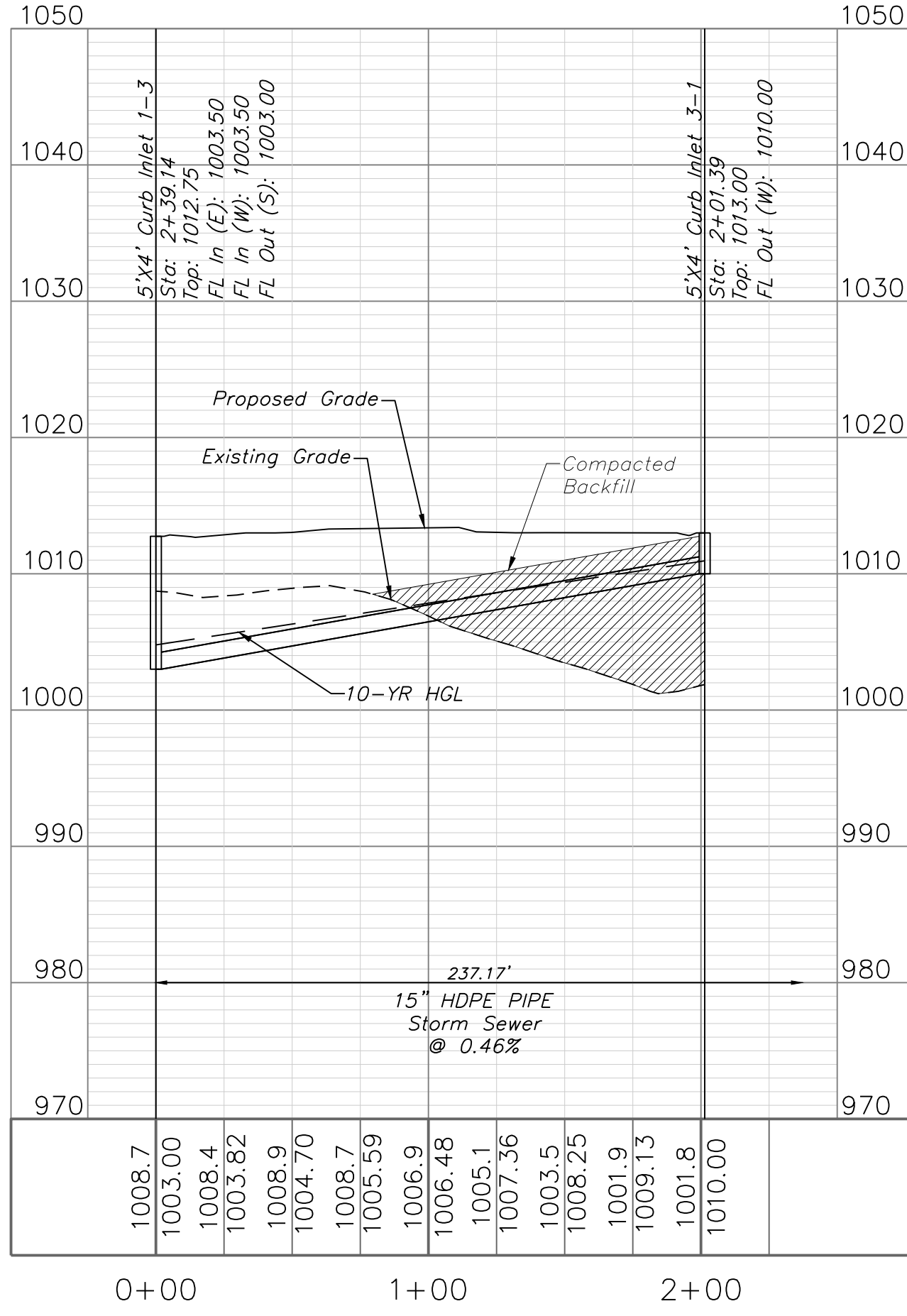
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



STORM LINE 2



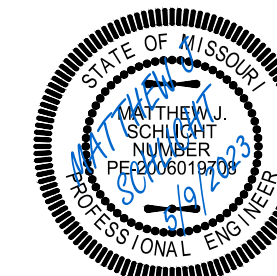
STORM LINE 3



Professional Registration
Missouri
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Engineering E-1695
Surveying LS-218
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Project:
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LSMO
Issue Date:
February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

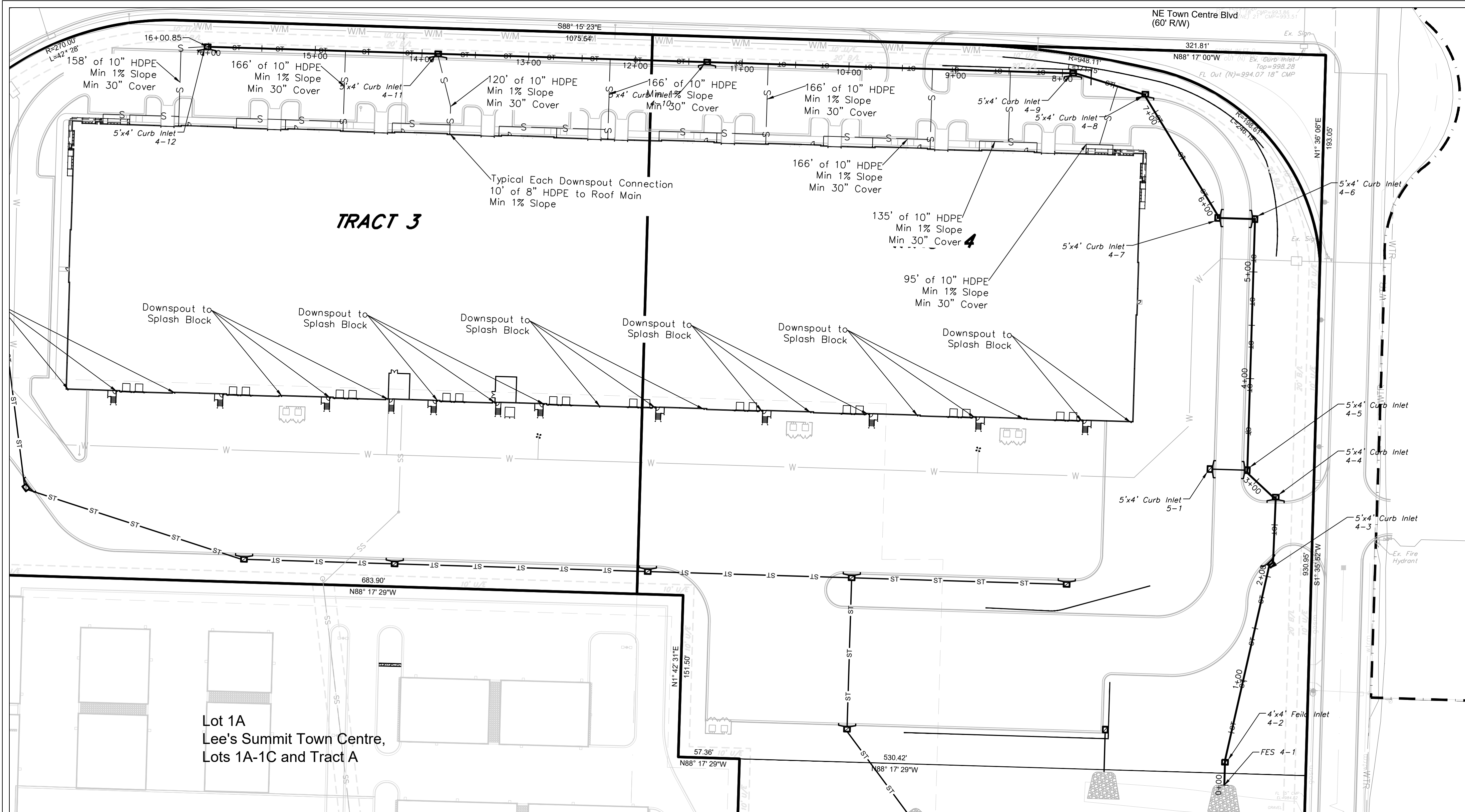


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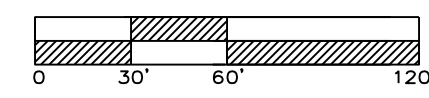
REV: 5/9/2023

C. 302

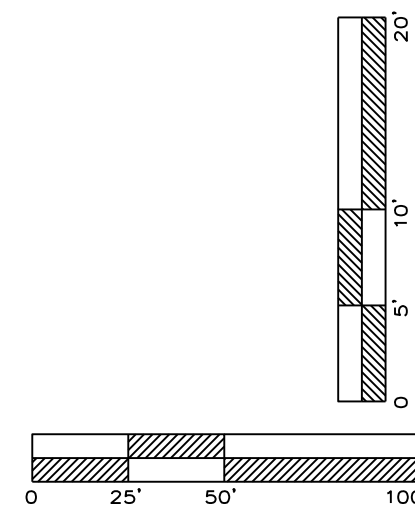
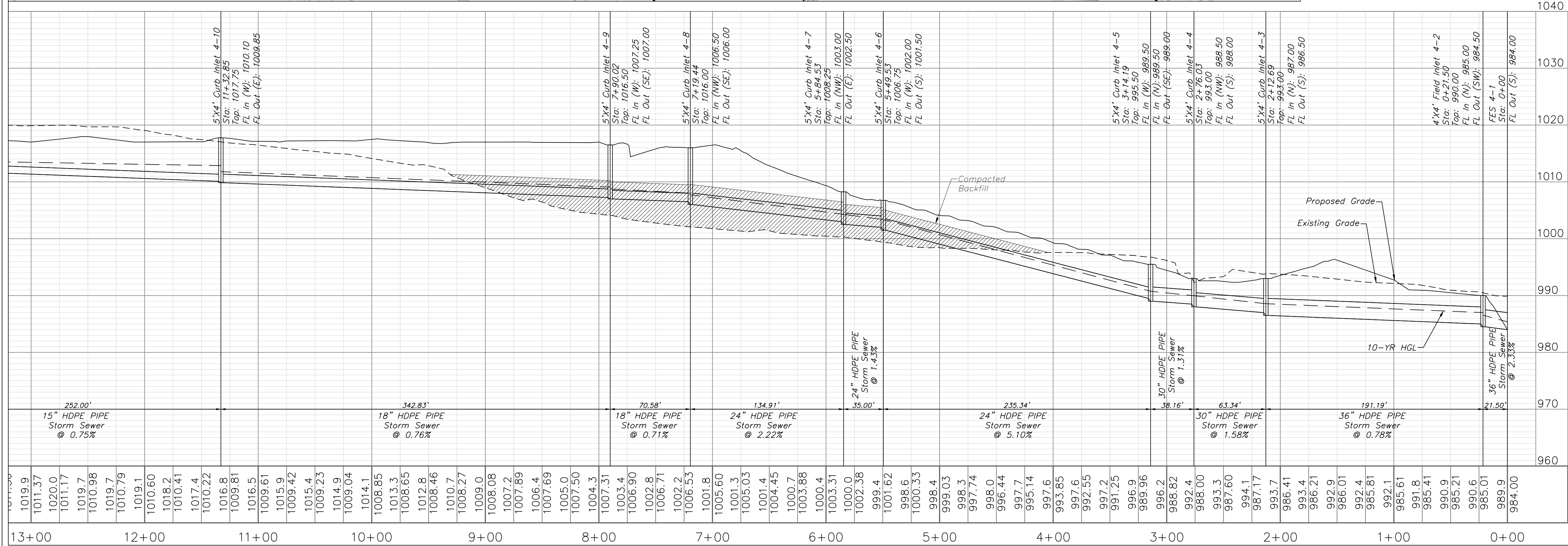


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 60'



STORM LINE 4

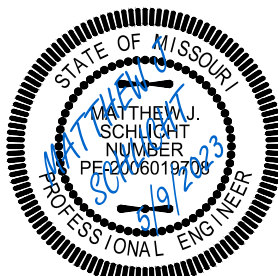


Professional Registration
Missouri
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Surveying 2005005189-D
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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
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Project:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

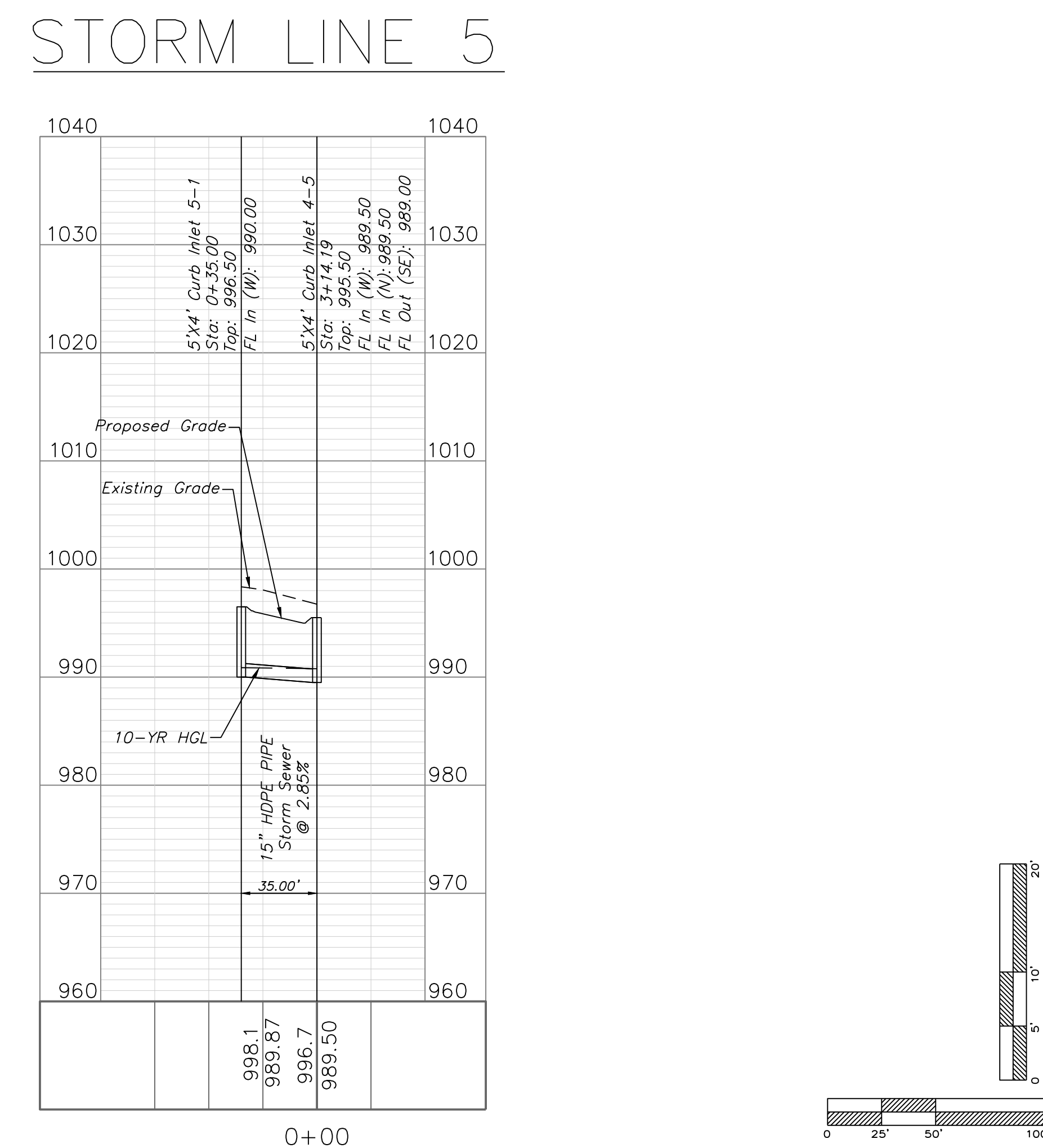
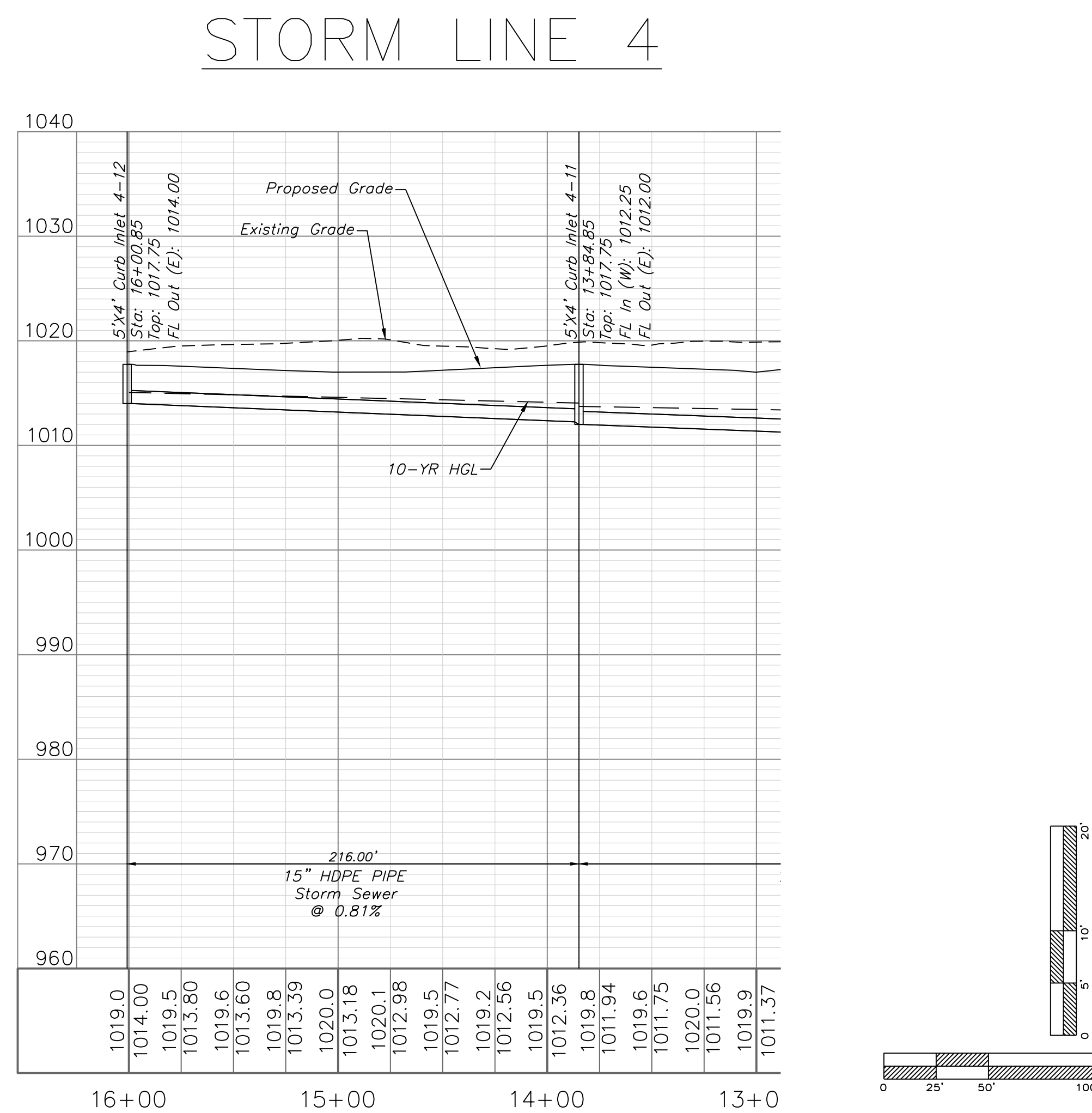
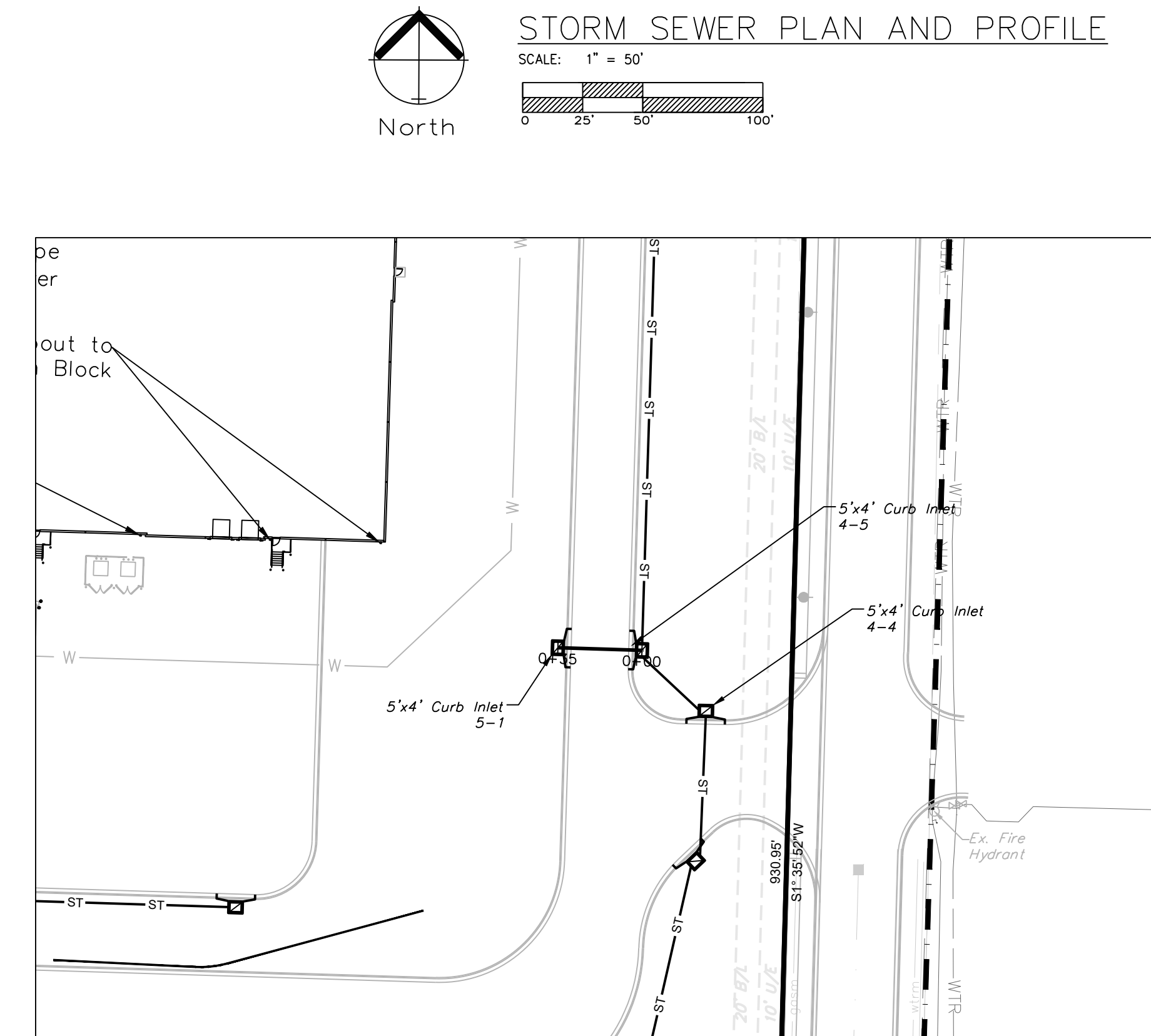
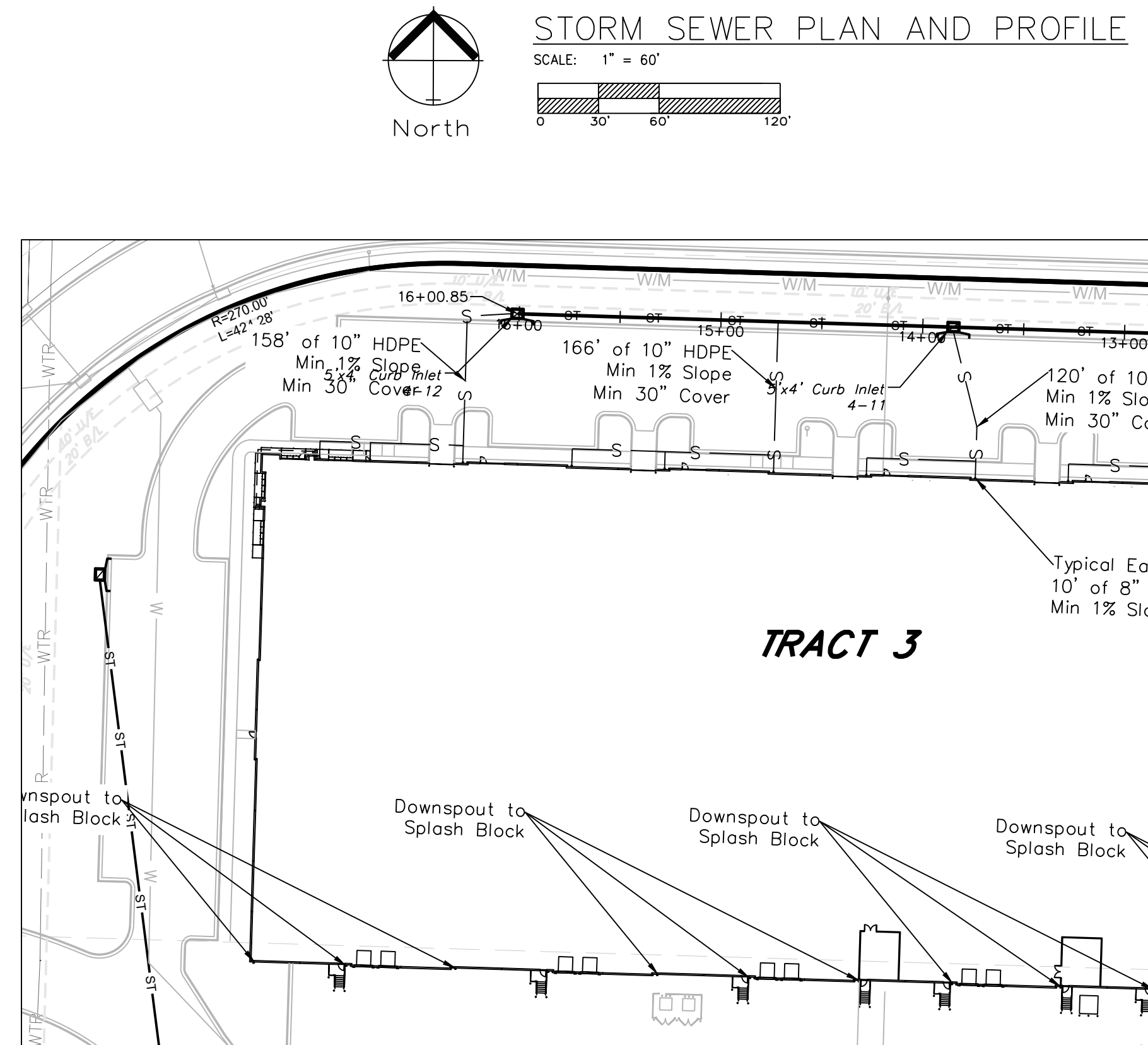
Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

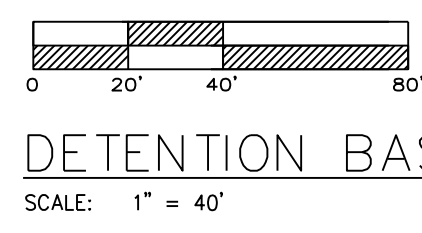
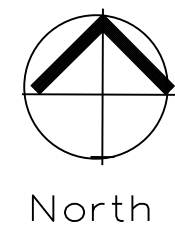


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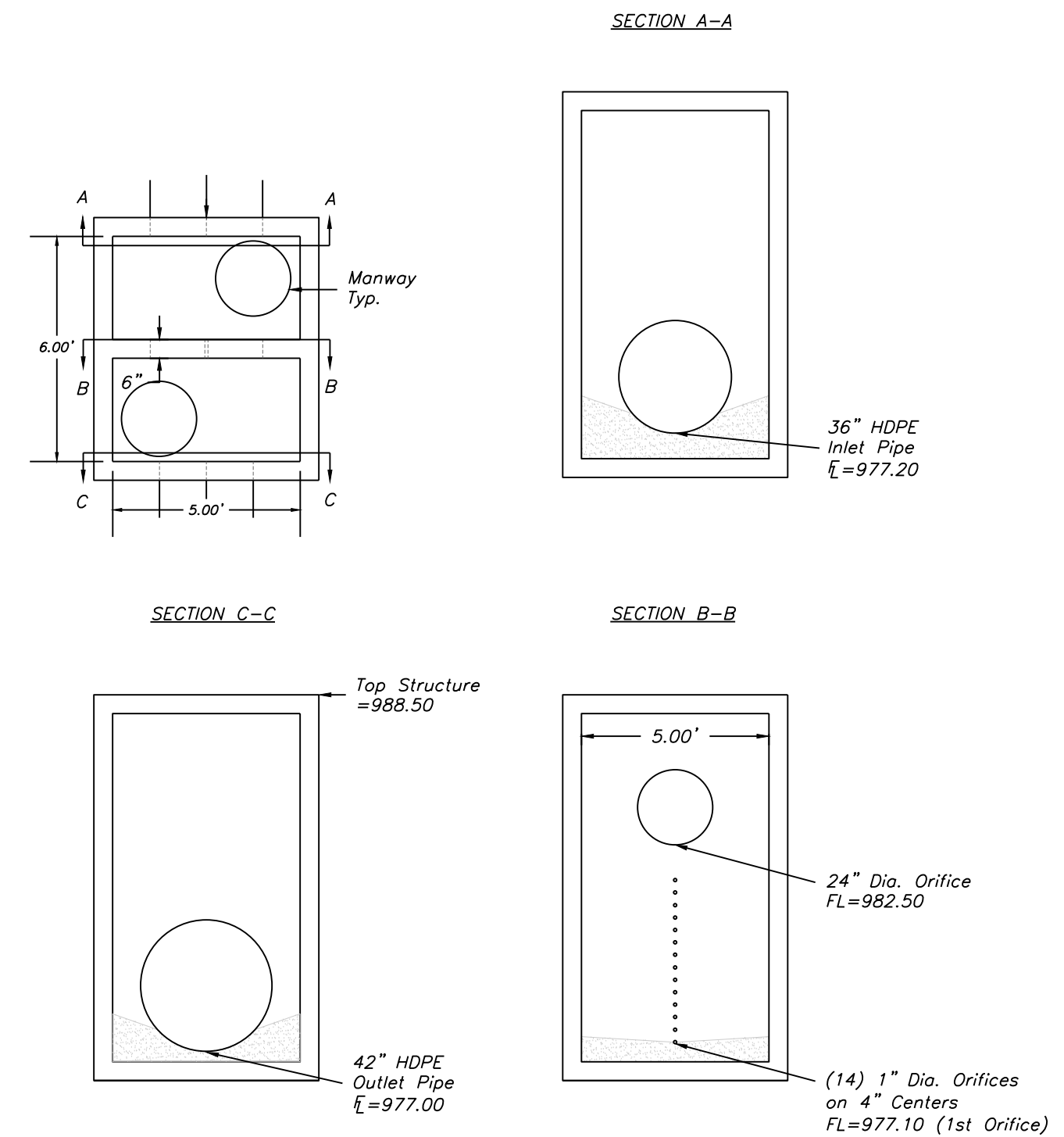
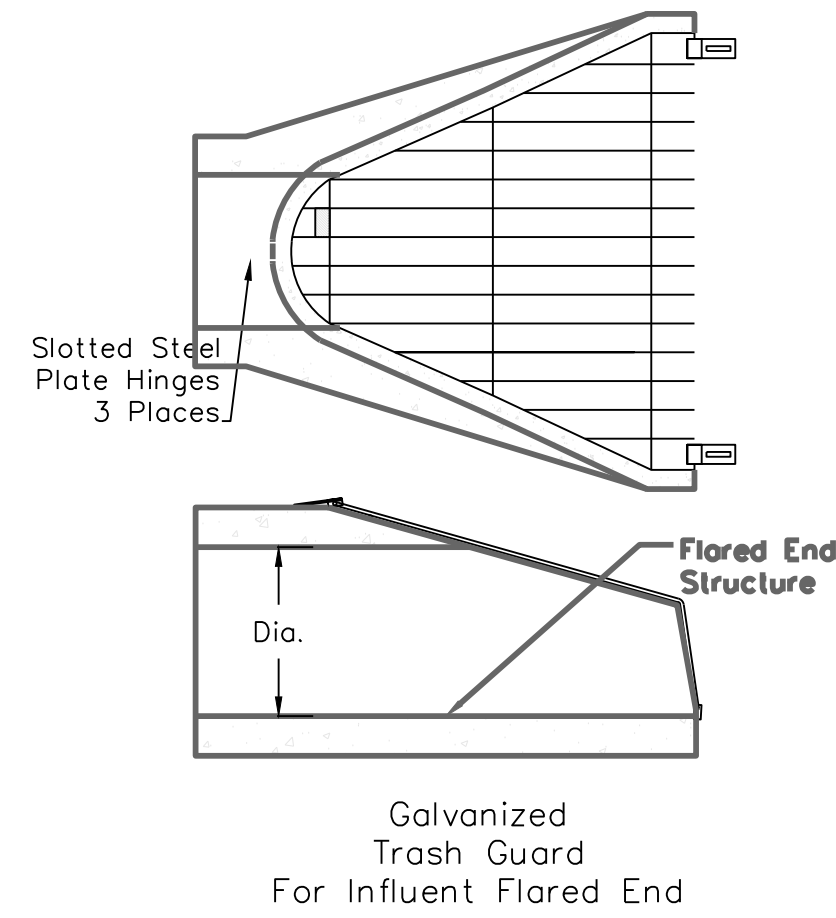
REV: 5/9/2023



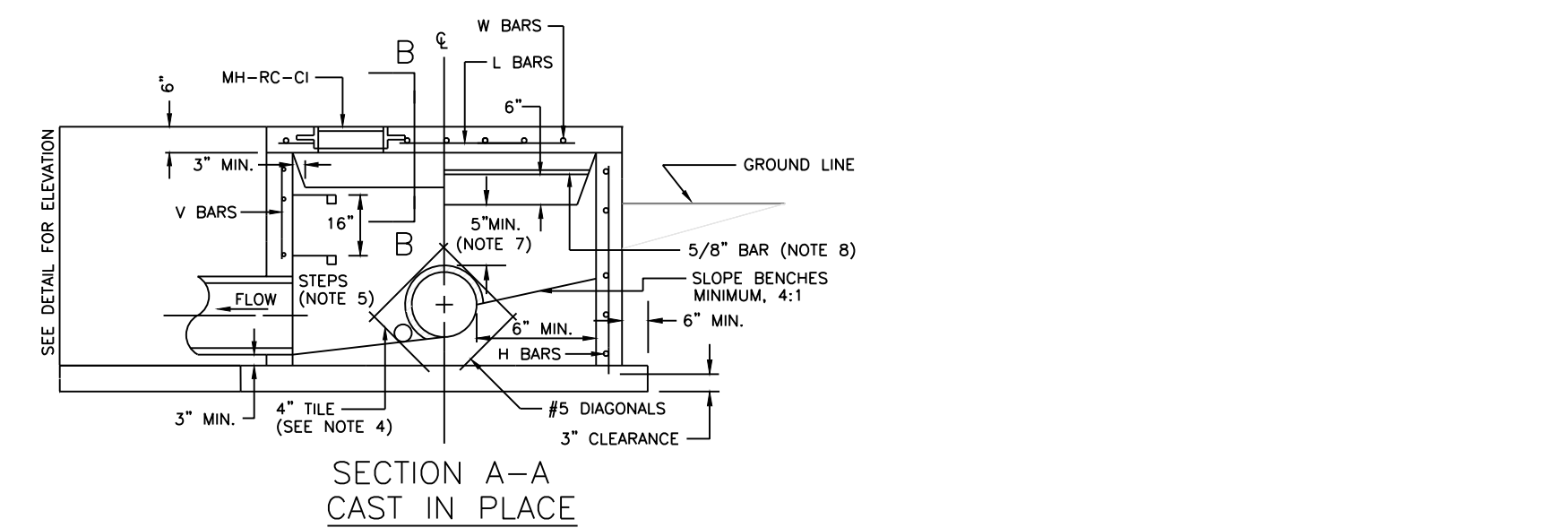


DETENTION BASIN PLAN

- NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
 2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



CONTROL STRUCTURE - BASIN SE
1/4" = 1'-0"

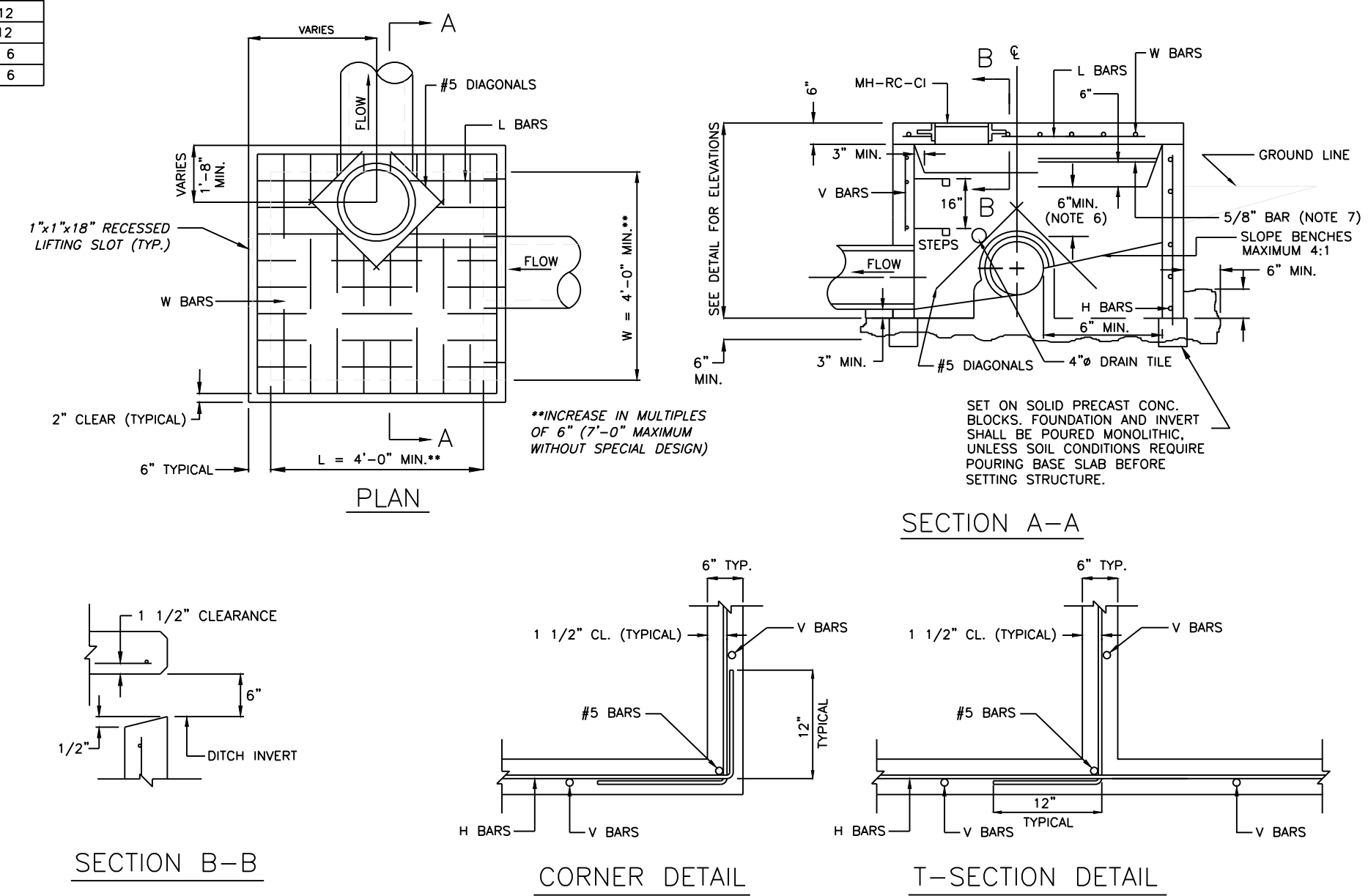
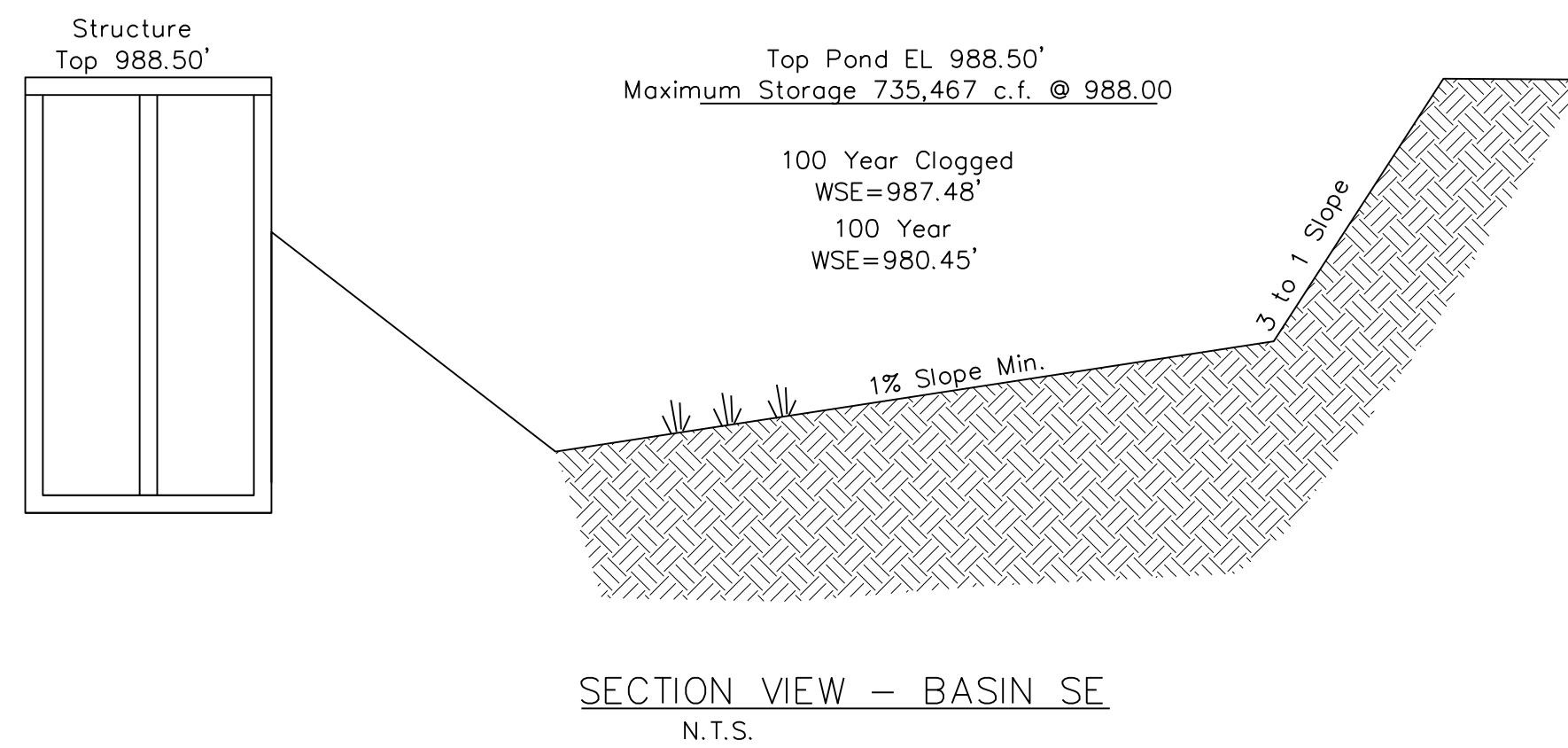


REINFORCING

BARS	SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

GENERAL NOTES:

1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Sect. 2600.
3. Use 3/4" chamfer strip on all exposed concrete corners.
4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
5. Boxouts will not be allowed to project through the corners of the structure.
6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
9. Show field inlet orientation on plans plus number and size of opening.
10. O.R. = one half outside pipe diameter (O.D.).
11. 4" # field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
12. Location of the Manhole shall be located along the Northeast side of the structure.



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Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

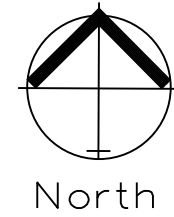
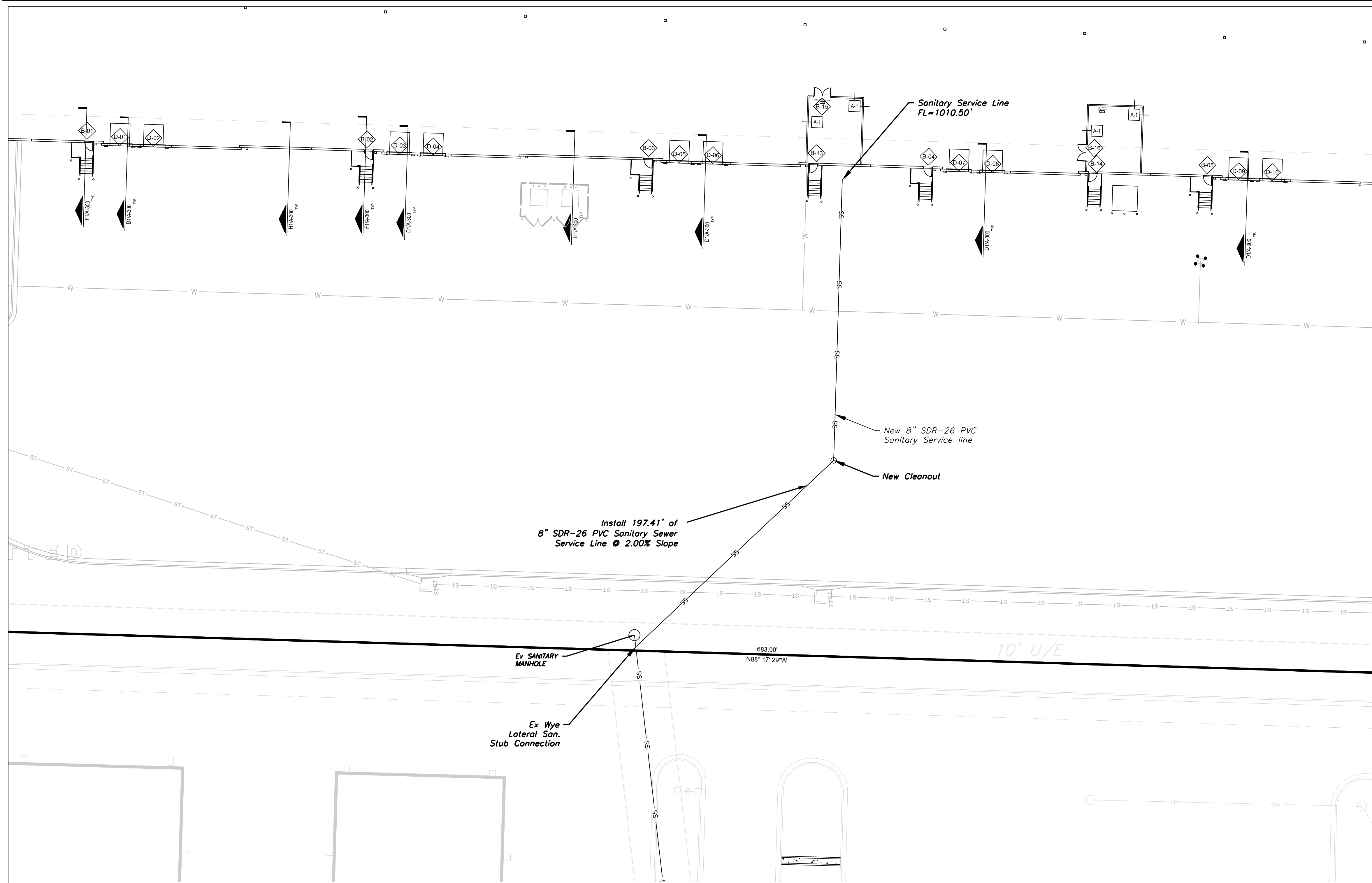
Detention Basin Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 0000000000
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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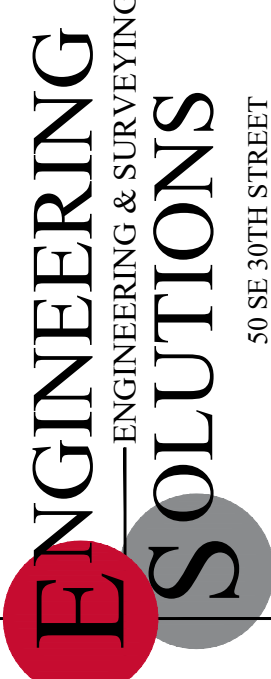
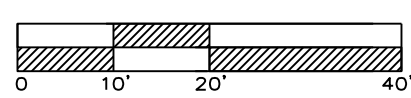
REVISIONS
REV. 4/20/2023
REV. 5/9/2023

C. 305



SANITARY SERVICE PLAN

SCALE: 1" = 20'

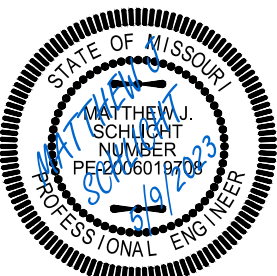


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

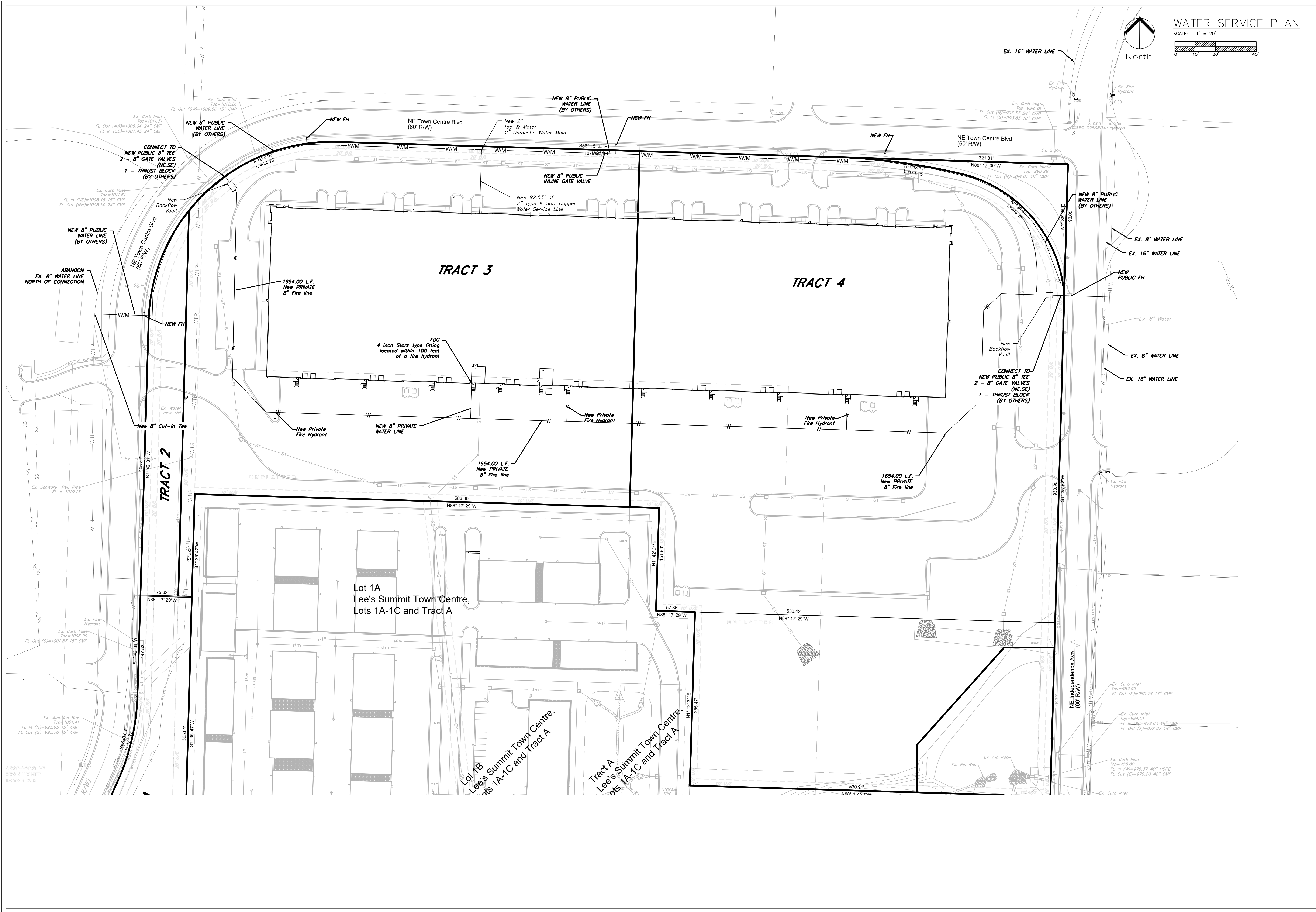
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Sanitary Service Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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OK PE 25526

REVISIONS
REV. 4/20/2023
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Project: TOWN CENTER, LSHMO
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Water Service Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

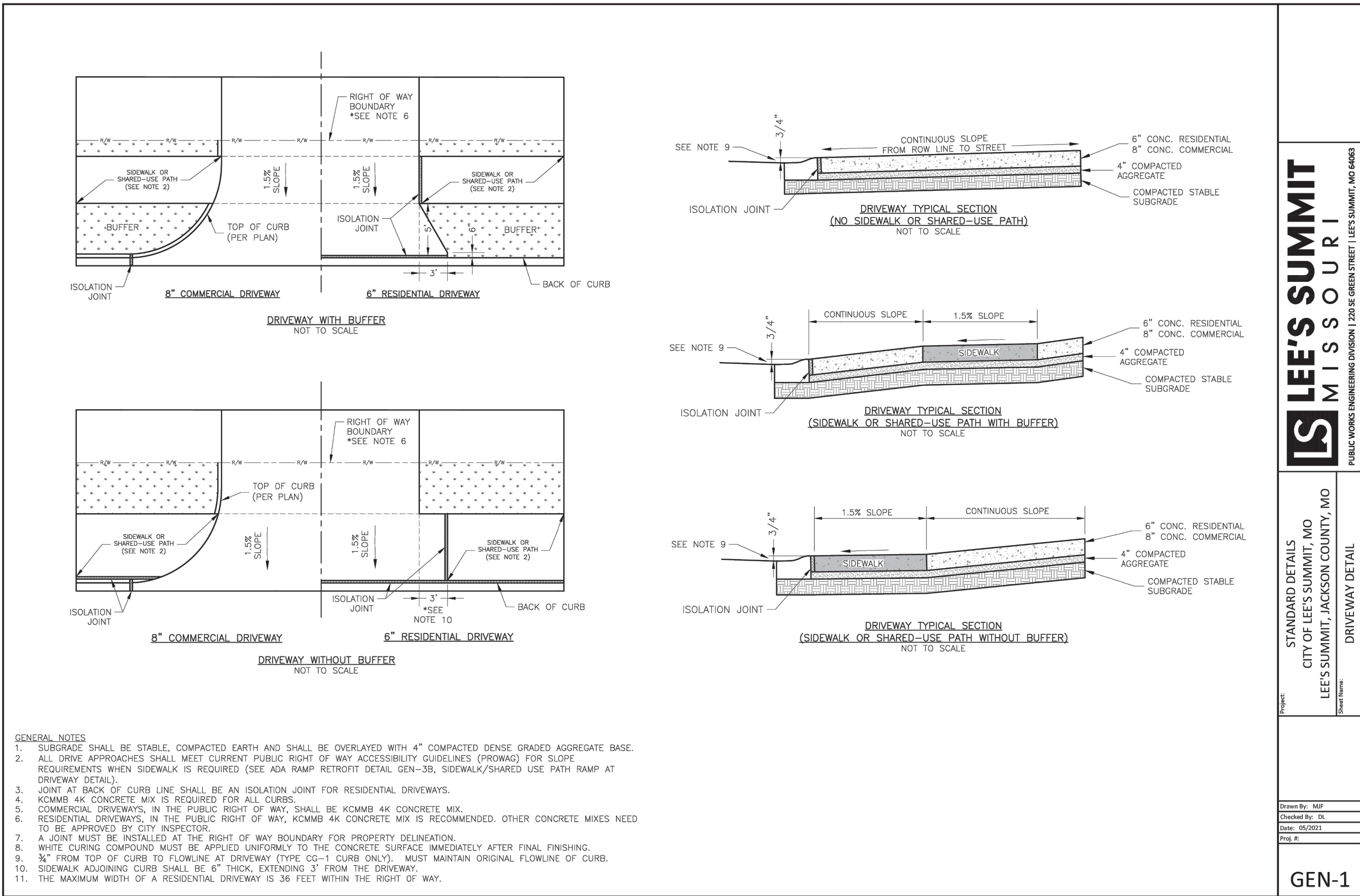
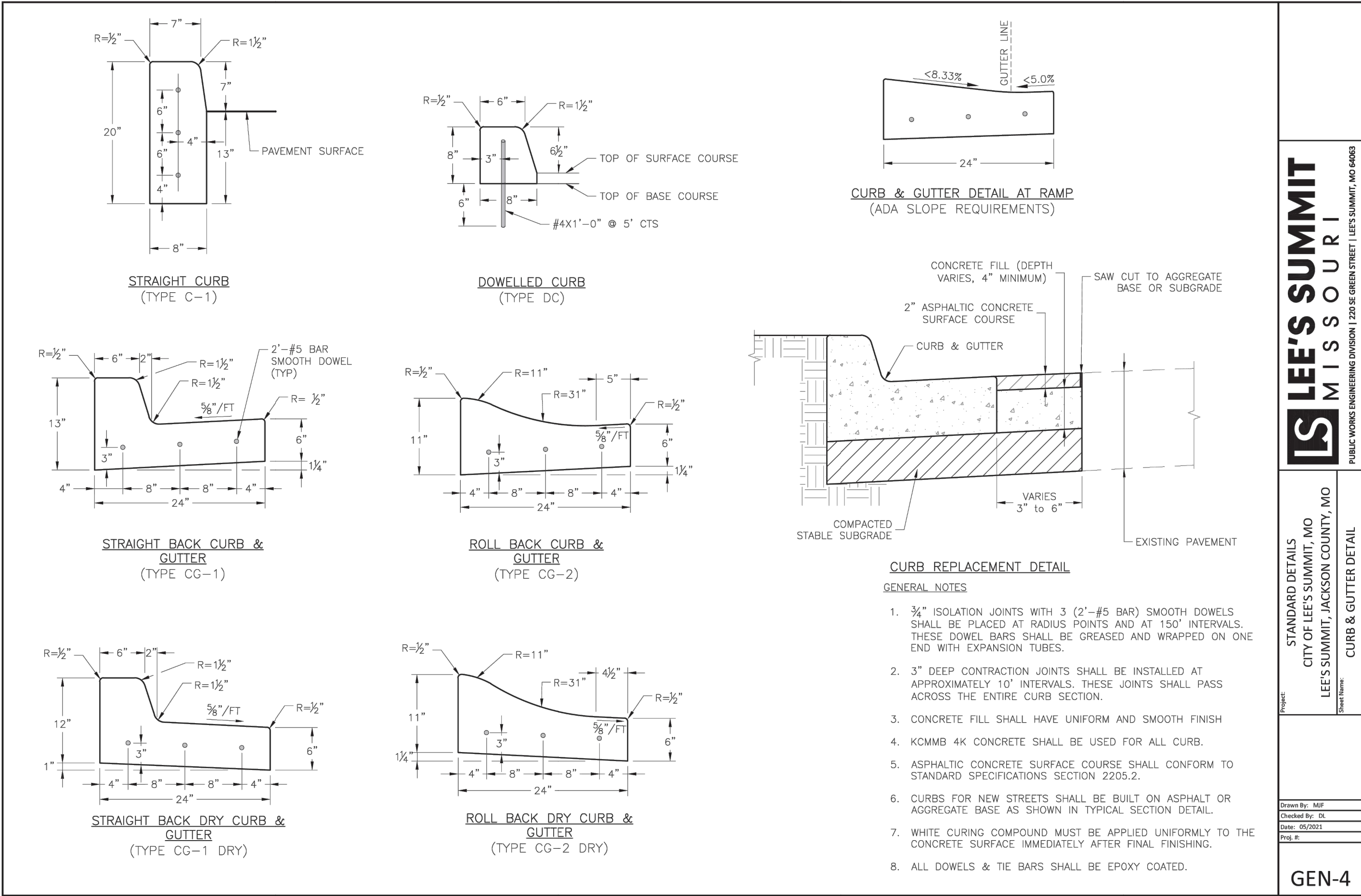
STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
No. 00000019708
Exp. 12/31/2026

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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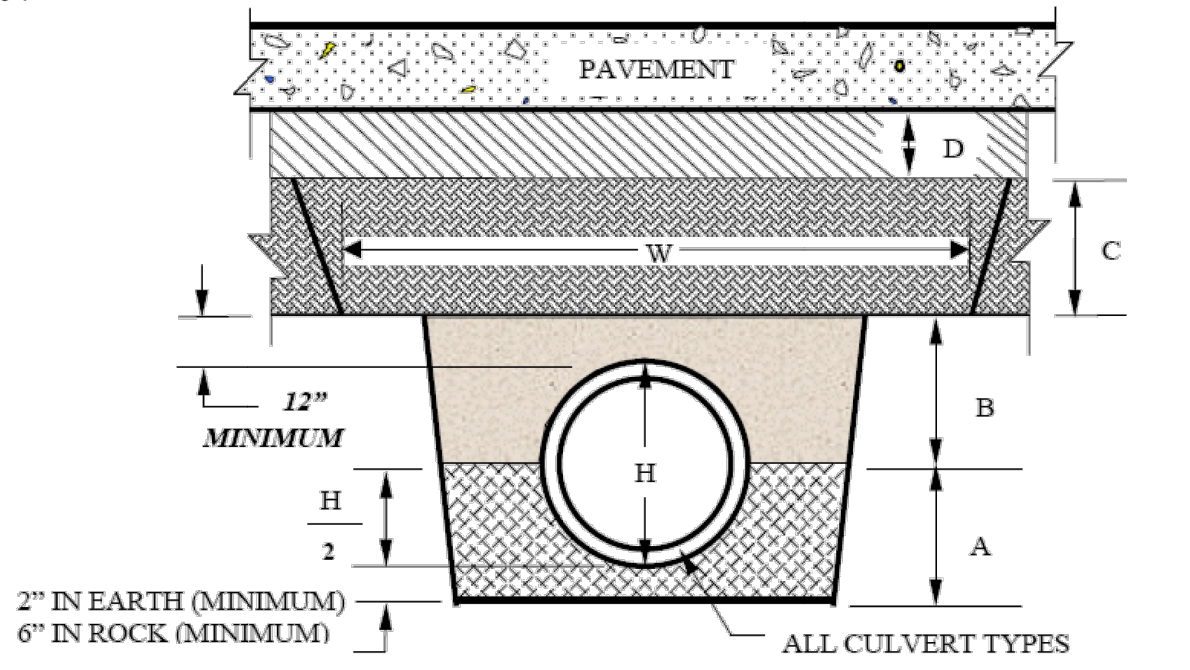
REV. 5/9/2023

C.500



SECTION 2104 BACKFILL DETAILS

Figure 1



A- Consolidated granular bedding material.

B- Granular bedding material or Flowable Backfill (CLSM).

C - Compacted Embankment - 2102.6. Lift thickness shall not exceed the capability of the equipment being utilized to achieve the proper density and consolidation, and in no case shall a lift exceed twelve inches for soil. The minimum width, W, shall be two feet wider than the width of the required compaction device, or five feet, whichever is greater.

D - Compacted Subgrade - Subgrade thickness shall be as specified in Table 1 of Section 5206 and as directed by the Engineer. Subgrade preparation shall be done in accordance with Section 2201 and shall consist of aggregate for base course, stabilized subgrade, or compacted soil - in accordance with the associated Sections 2201, 2202, and 2203.

Figure 1
(Deep Sewer Lines Using Earth Compaction Equipment,
or in Depths Exceeding 30" of Cover)

American Public Works Association
Kansas City Metropolitan Chapter

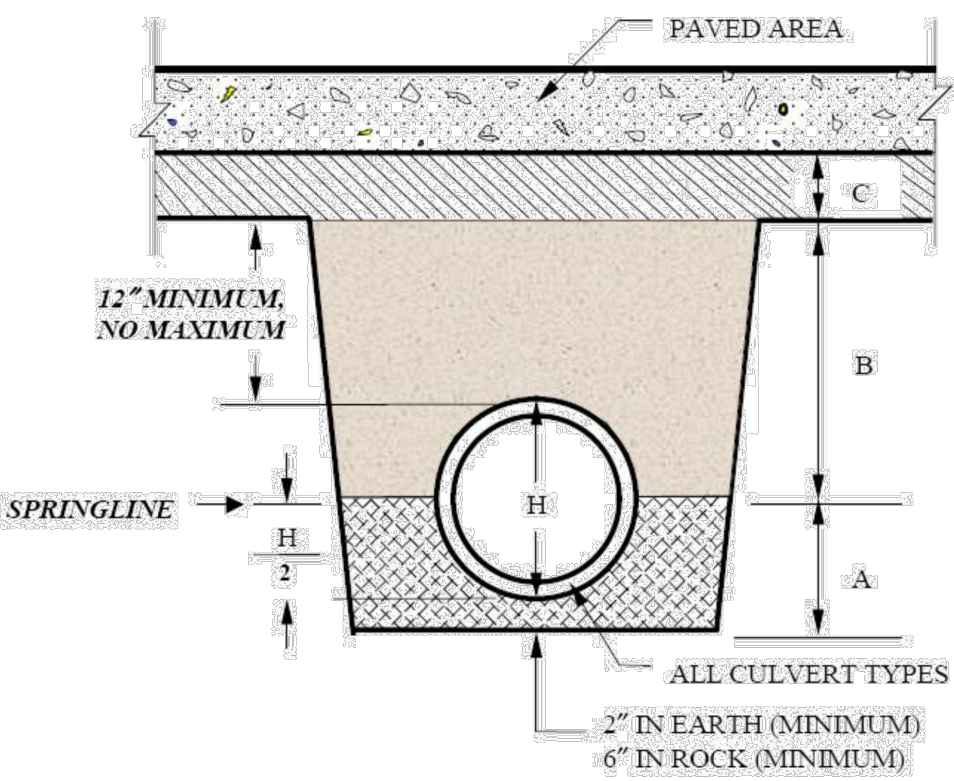
21

February 2017
Rev. May 2019

Figure 2

The following cross-sectional view of typical storm sewer trench construction under street, alley pavements, and entrances Figure 2, shall apply to all storm sewer backfill areas where deep trenches are not widened to allow heavy roadway compaction equipment. Figure 2 shall also apply to shallow (30" to 18" from top of pipe to bottom of pavement) roadway trenches:

Backfilling shall be placed as shown in Figure 2.



A- Consolidated granular bedding material.

B- Granular bedding material, hand compacted soil - 95% of max. density using ASTM D 698, or Flowable Backfill (CLSM). Maximum lift thickness 6". Granular bedding material shall be used in Zone B for all pipe except reinforced concrete pipe.

C - Compacted Subgrade - Subgrade thickness shall be as specified in Table 1 of Section 5206 and as directed by the Engineer. Subgrade preparation shall be done in accordance with Section 2201 and shall consist of aggregate for base course, stabilized subgrade, or compacted soil - in accordance with the associated Sections 2201, 2202, and 2203.

Figure 2
(For Deep Trenches Without Roadway Compaction Equipment,
or Shallow Trenches Having Less than 30" of Cover)

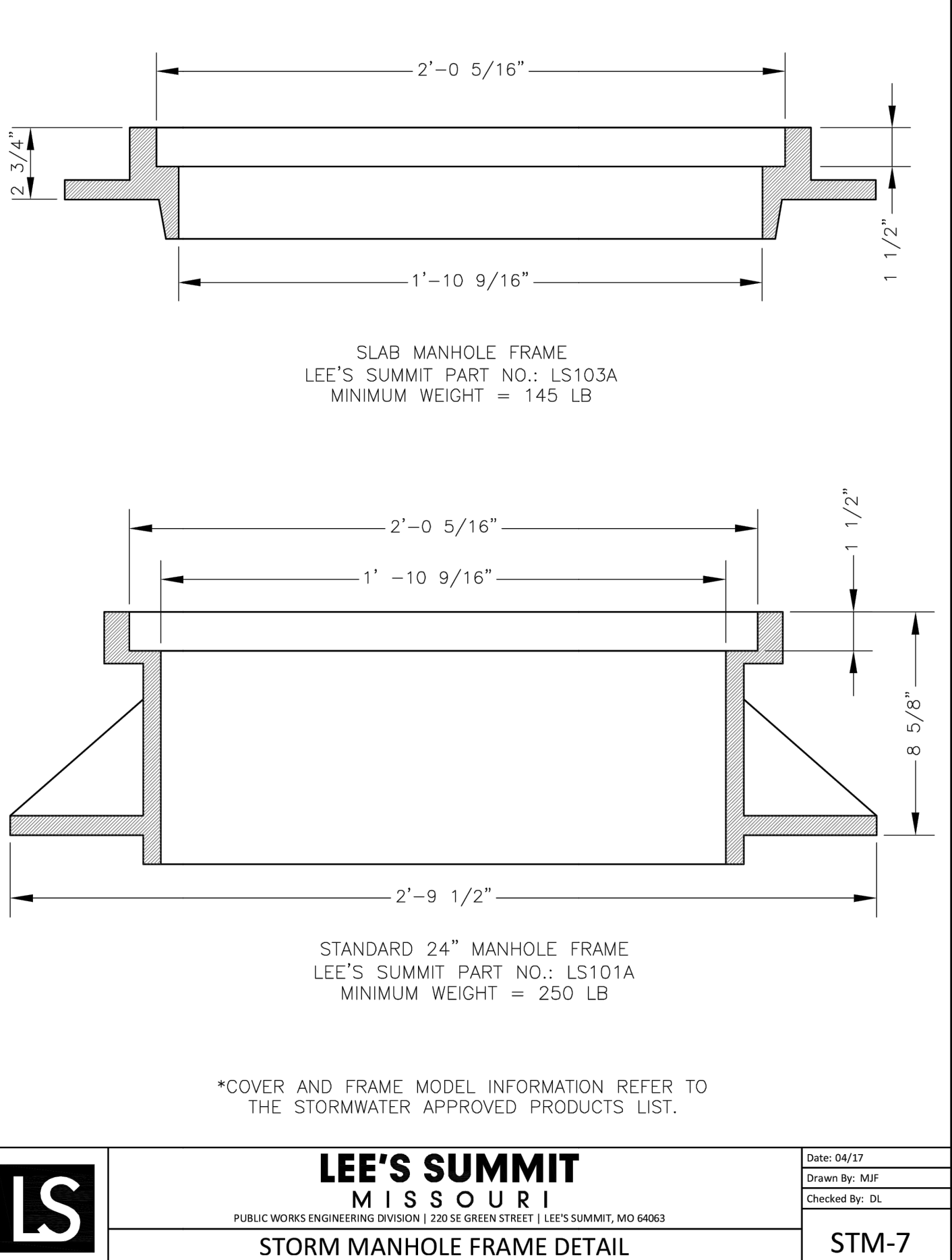
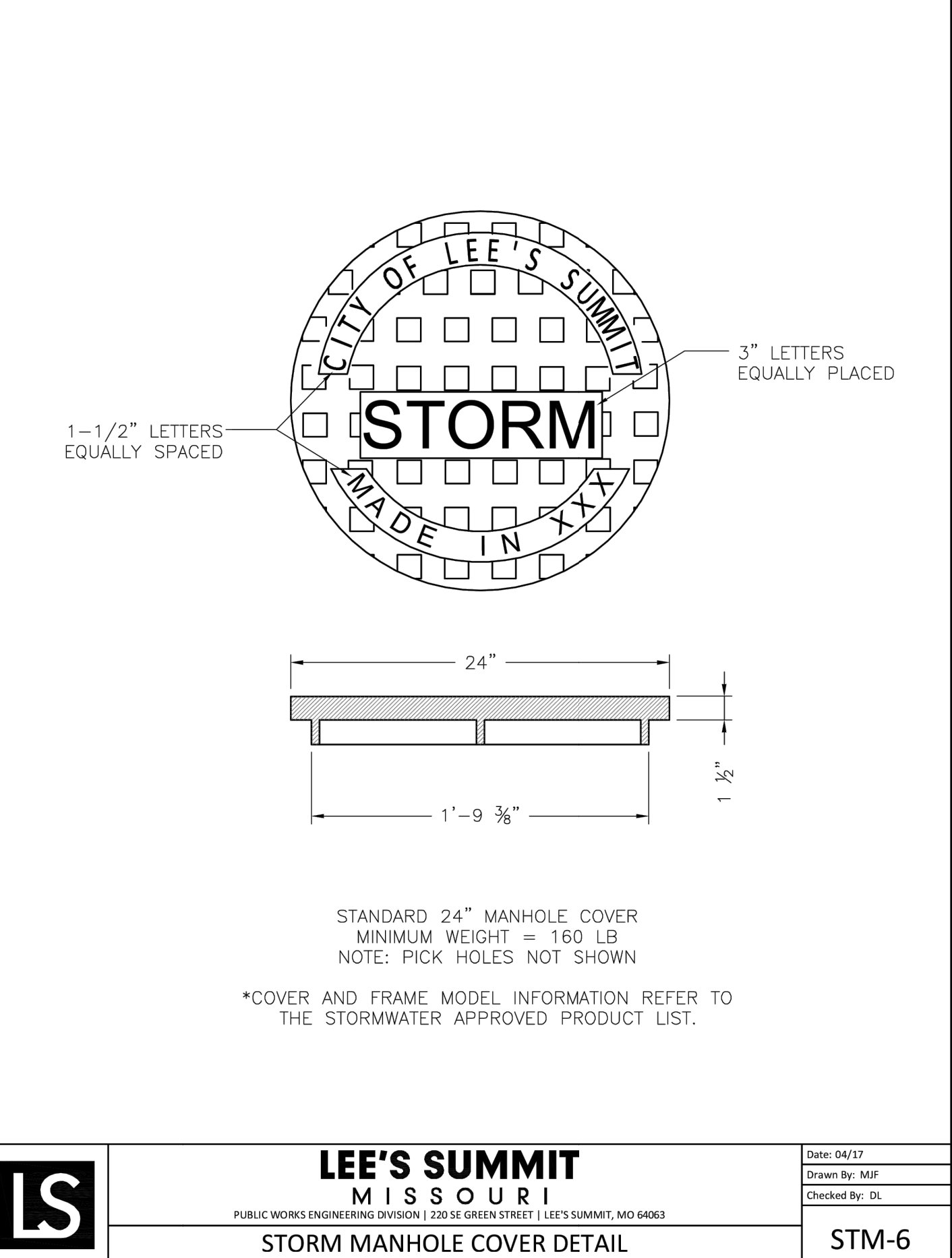
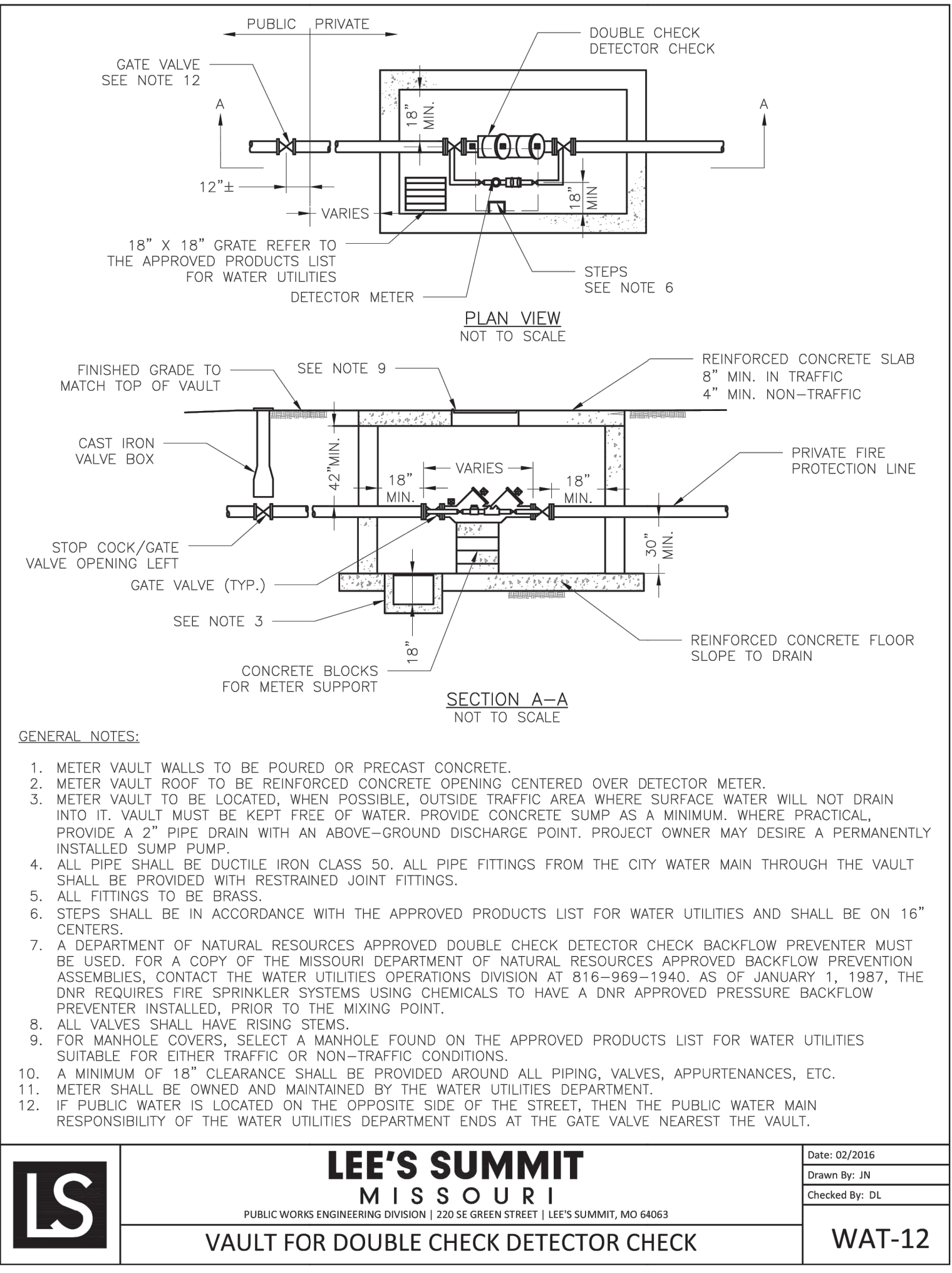
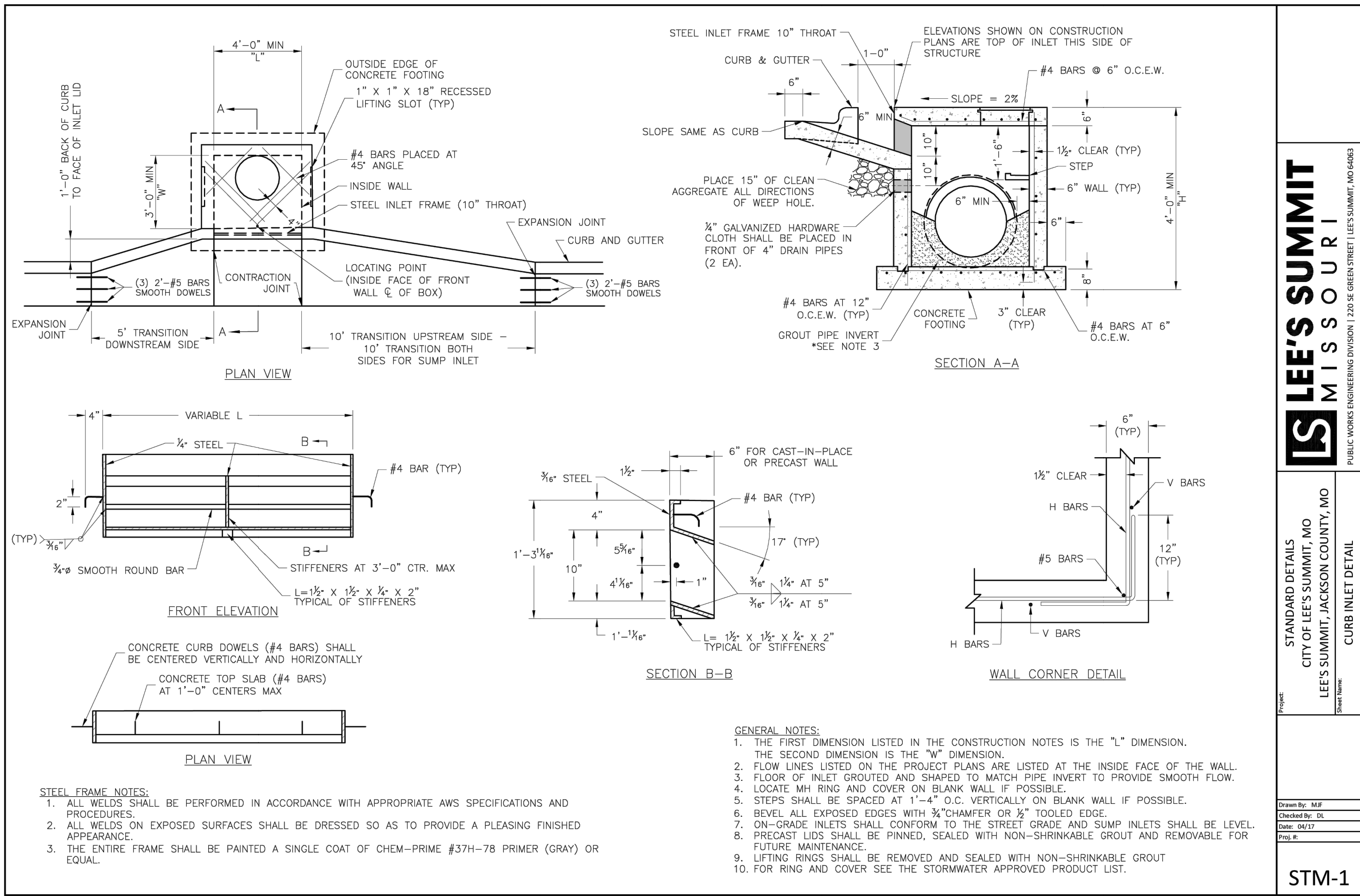
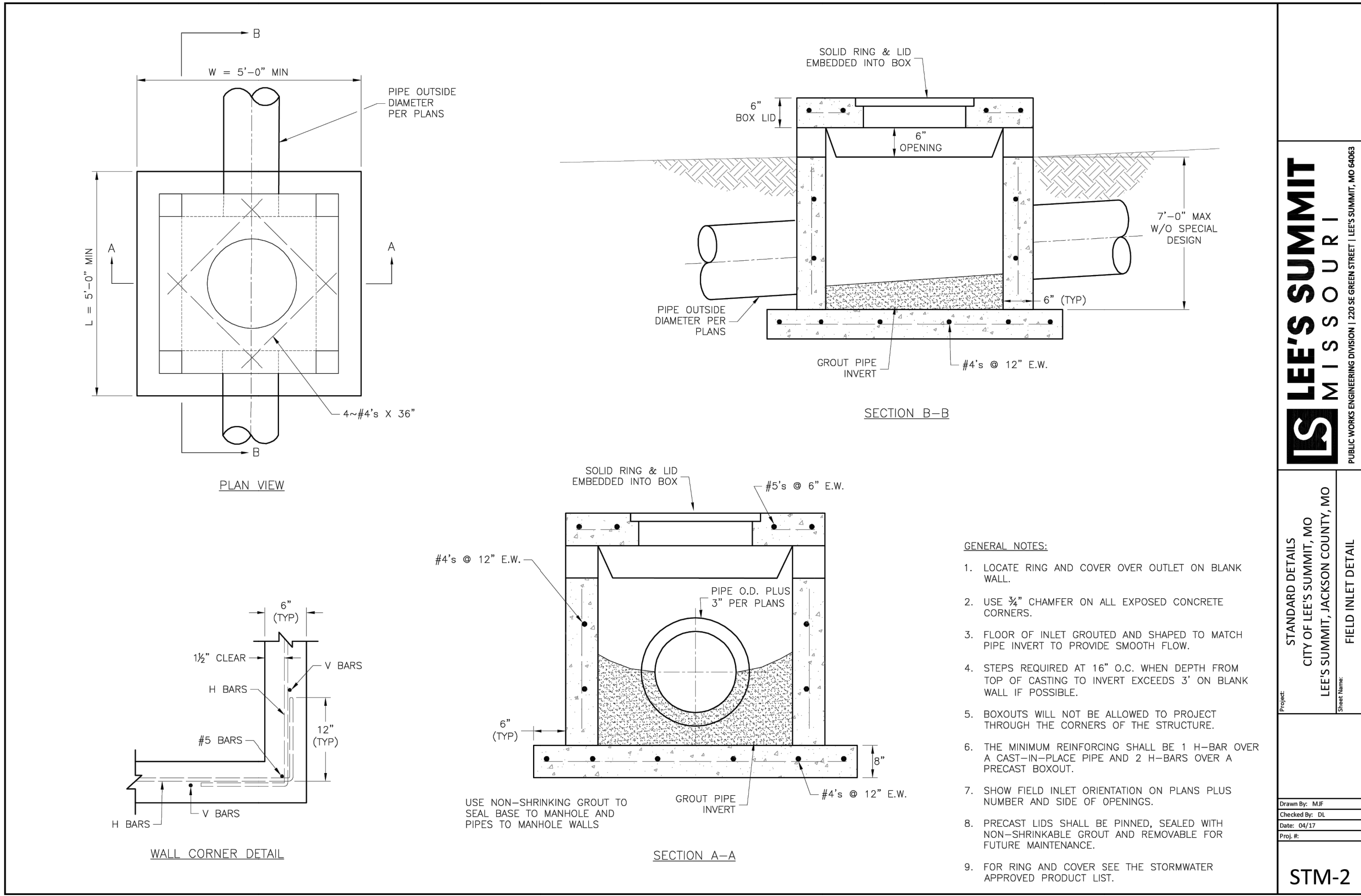
American Public Works Association
Kansas City Metropolitan Chapter

22

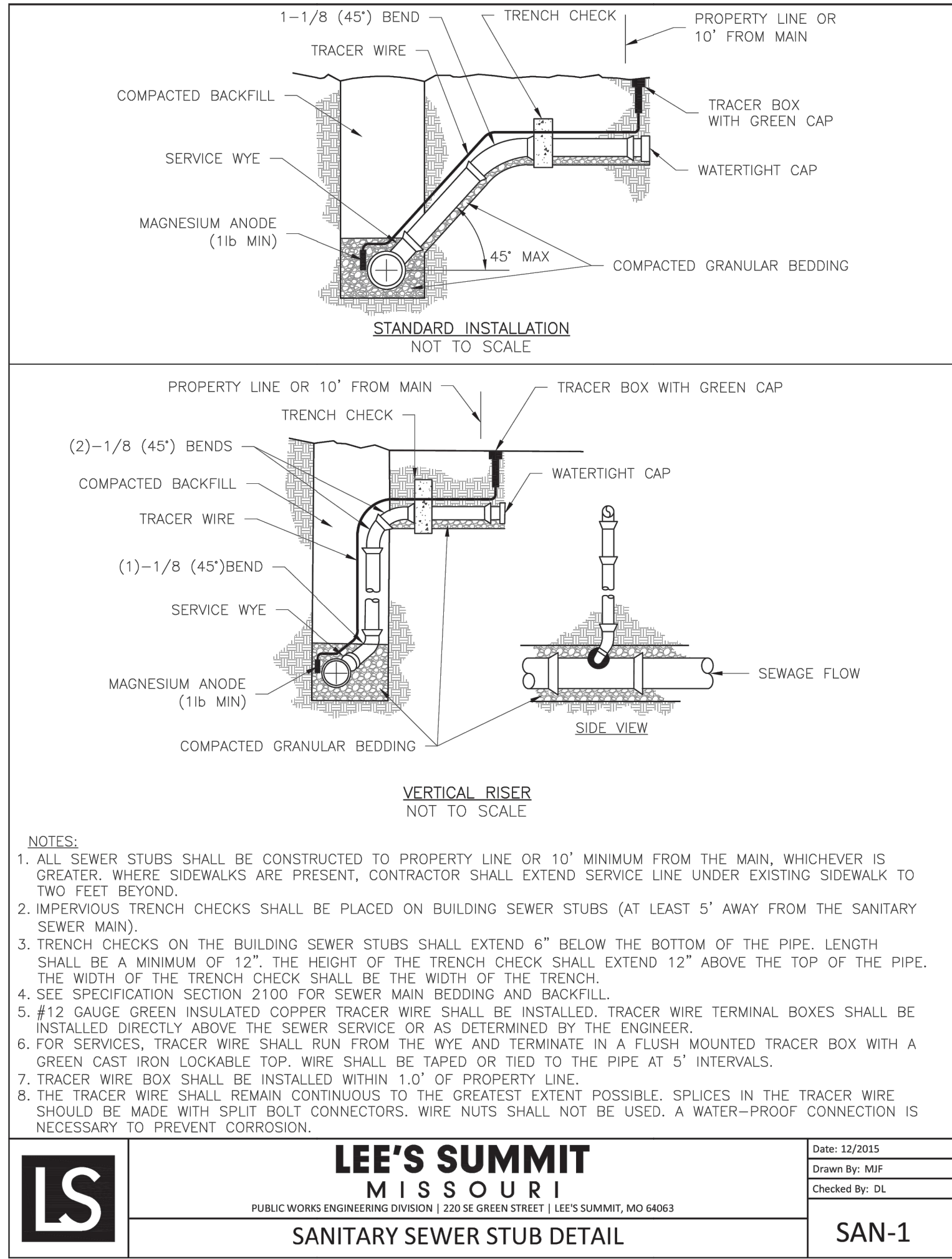
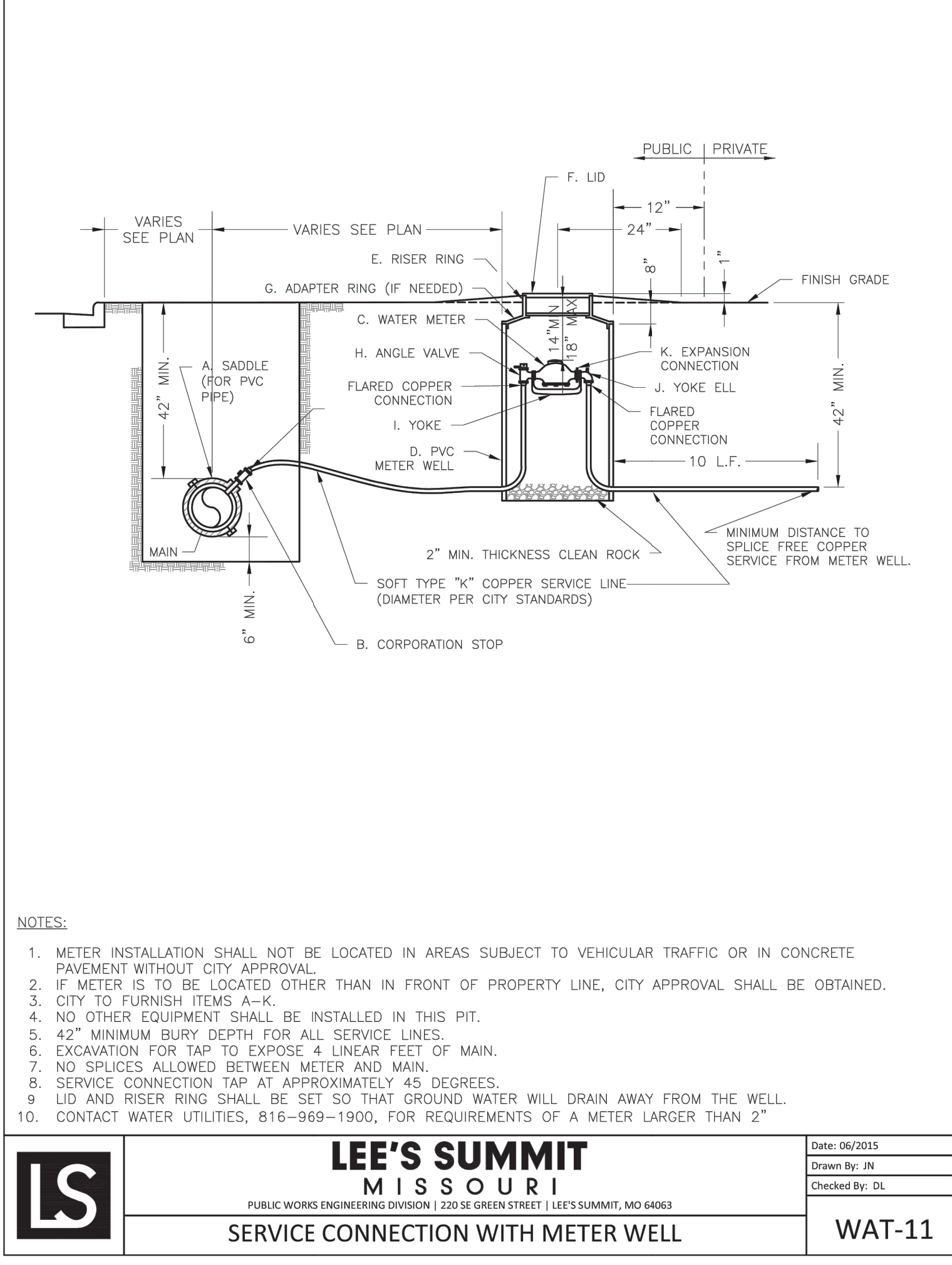
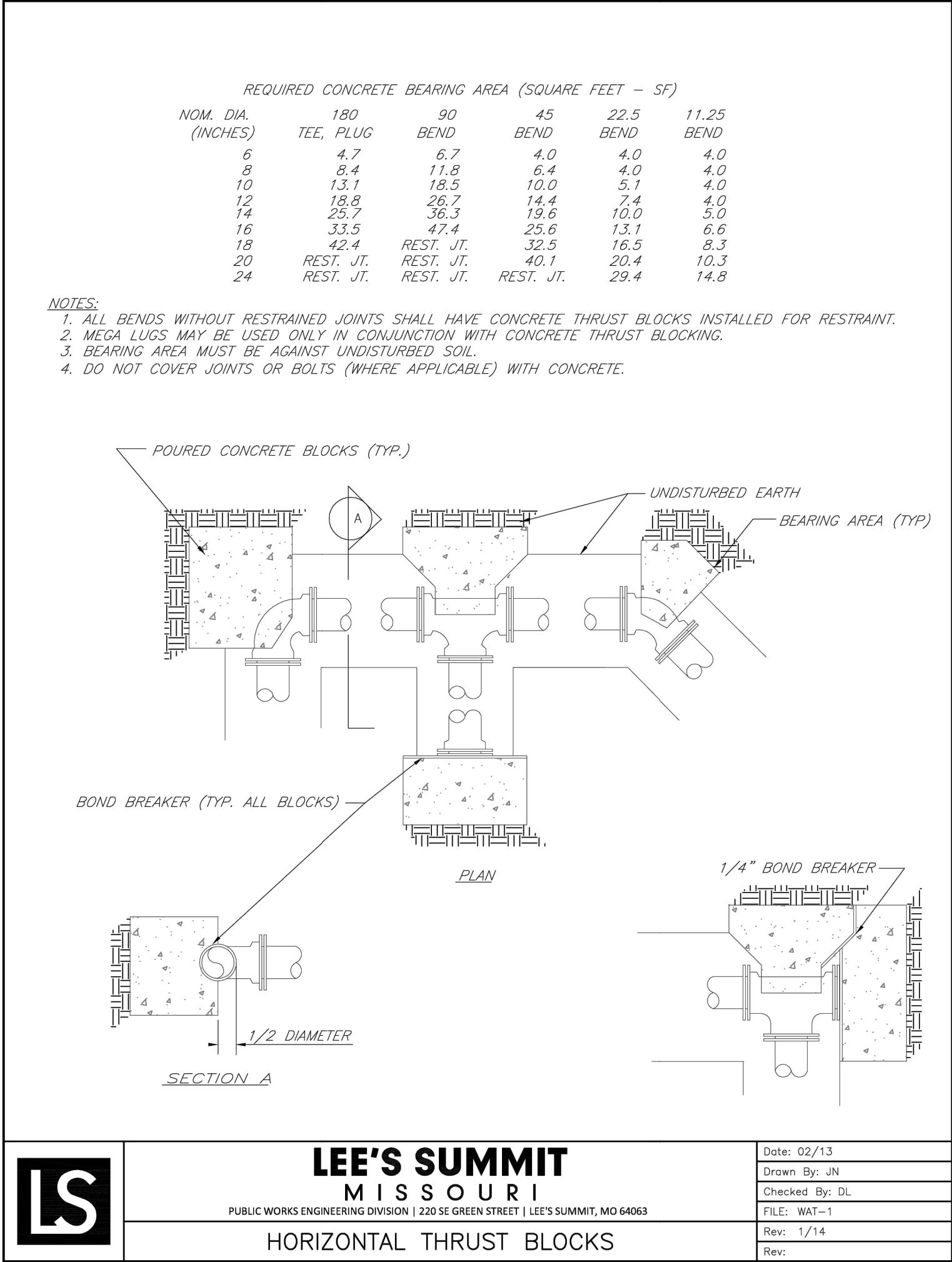
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Rev. May 2019

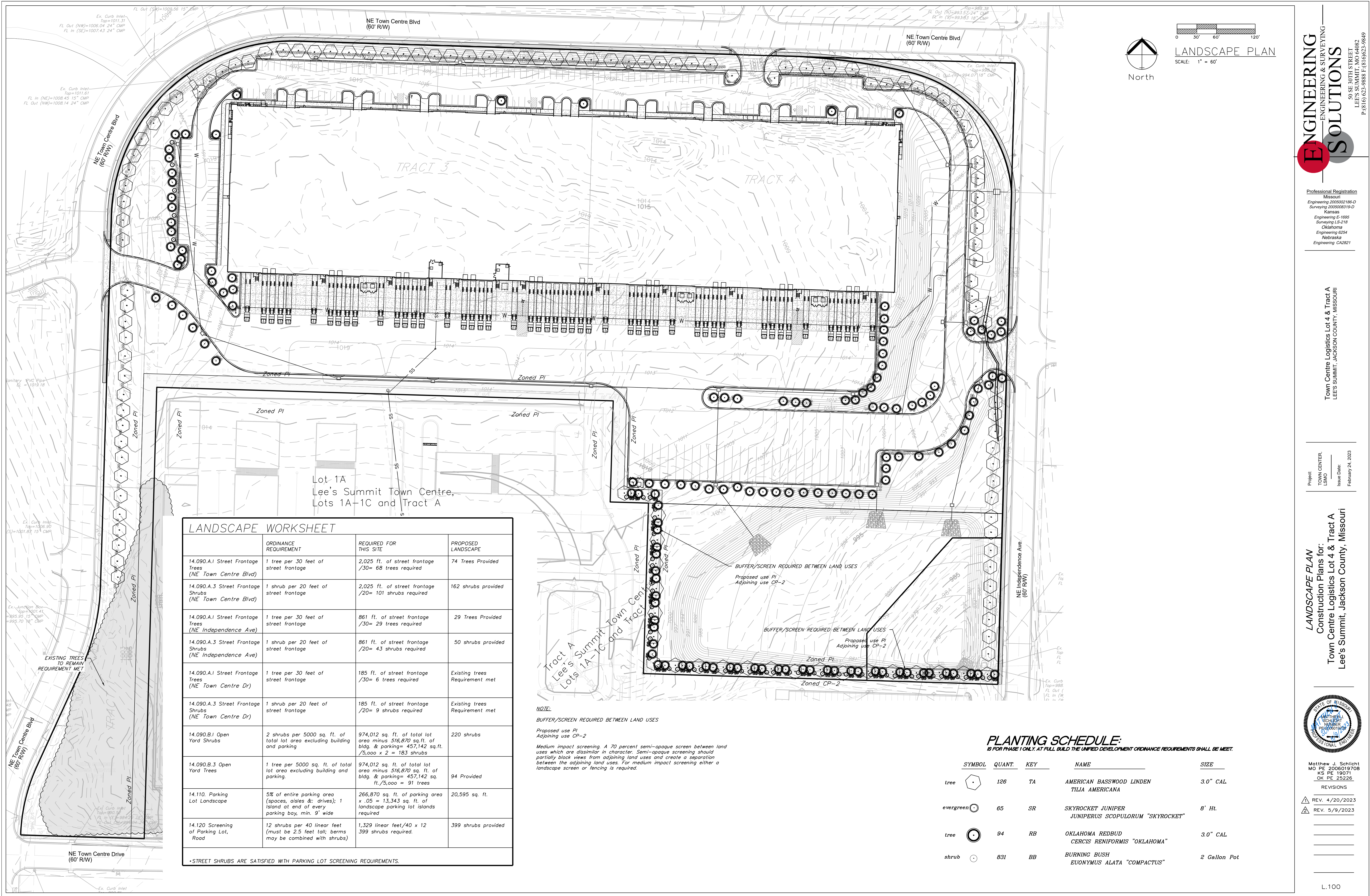
REMOVED SIDEWALK DETAIL.

GENERAL NOTE:
1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



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1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.





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Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO

Issue Date:
February 24, 2023

LANDSCAPE PLAN
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE 2006019708
OK PE 25526

REVISIONS
REV. 4/20/2023
REV. 5/9/2023

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

L100

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL SHALL FIRST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO'S ARBORICULTURAL STANDARDS AND SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIAL CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH.
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TWIGS, BRANCHES AND WHOLE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DRY WEATHER, LEAVES OF PLANTS SHOULD BE COVERED WITH MULCH TO PREVENT WATERBURN. REAPPLY ANTI-DESCSANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PATTERNS ARE EXPOSED. SOIL TO BE REPLACED WITH MULCH.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO NEARLY HORIZONTAL, BUT NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE PLANTING. THE CITY OF CHICAGO WILL NOT BE RESPONSIBLE FOR THE DEATH OF PLANTS CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

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

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE ILLINOIS PLANTING STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE 3" DEEP, UNIFORM, AND ALTERNATELY LAYERED WITH 3" OF SOIL AND 3" OF MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE, WATER GREATER THAN 1".
13. ALL PLANT MATERIALS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO ERODING IS REQUIRED ADJACENT TO TURF AREAS.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND READ INSPECTIONS BY LEGAL AUTHORITIES.
18. CONTRACTOR SHALL PROVIDE EASILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL BE SPRINKLERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL. DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE SPECIFIED AS SPECIFIED ON DRAWINGS.

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

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

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

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

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