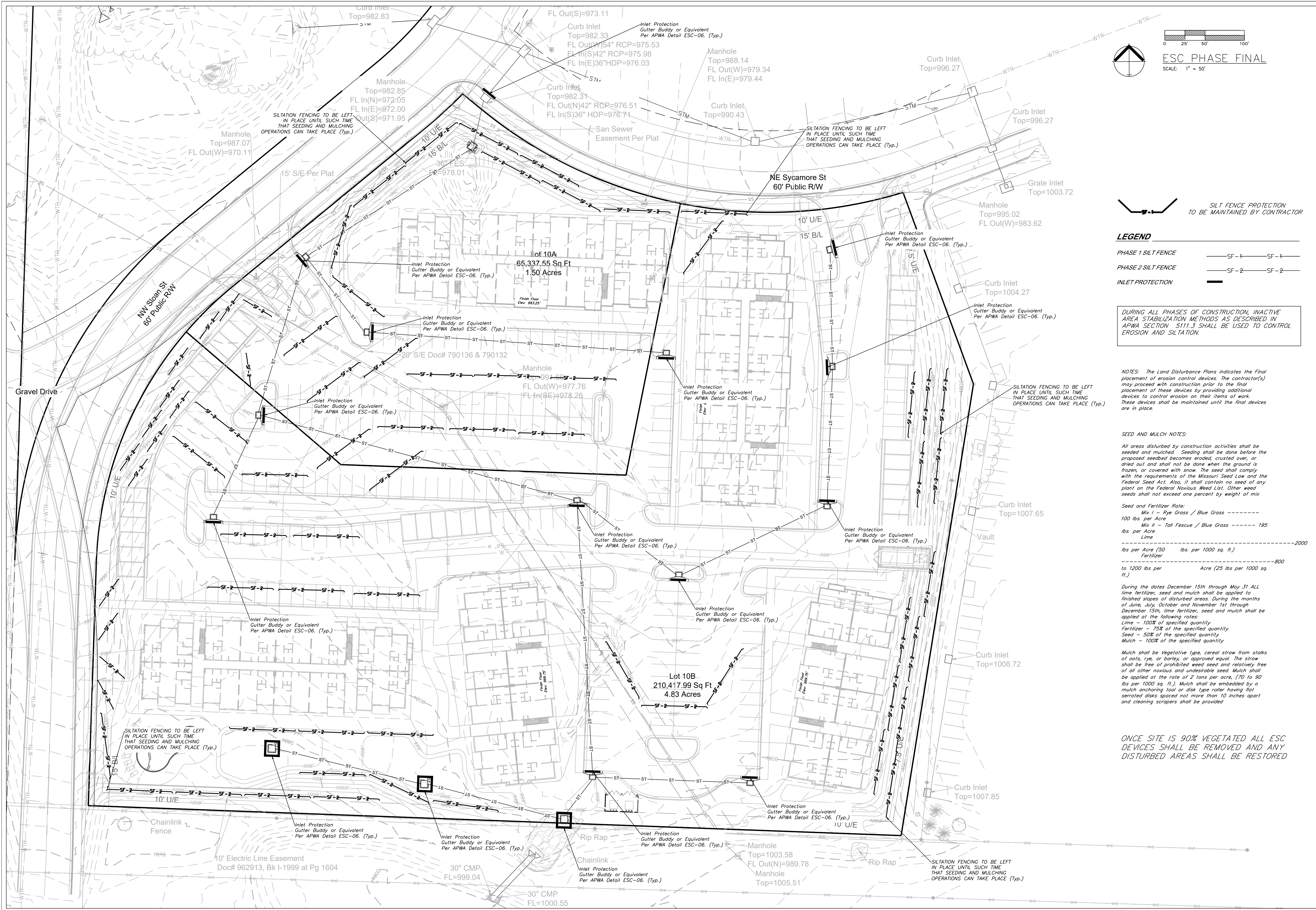
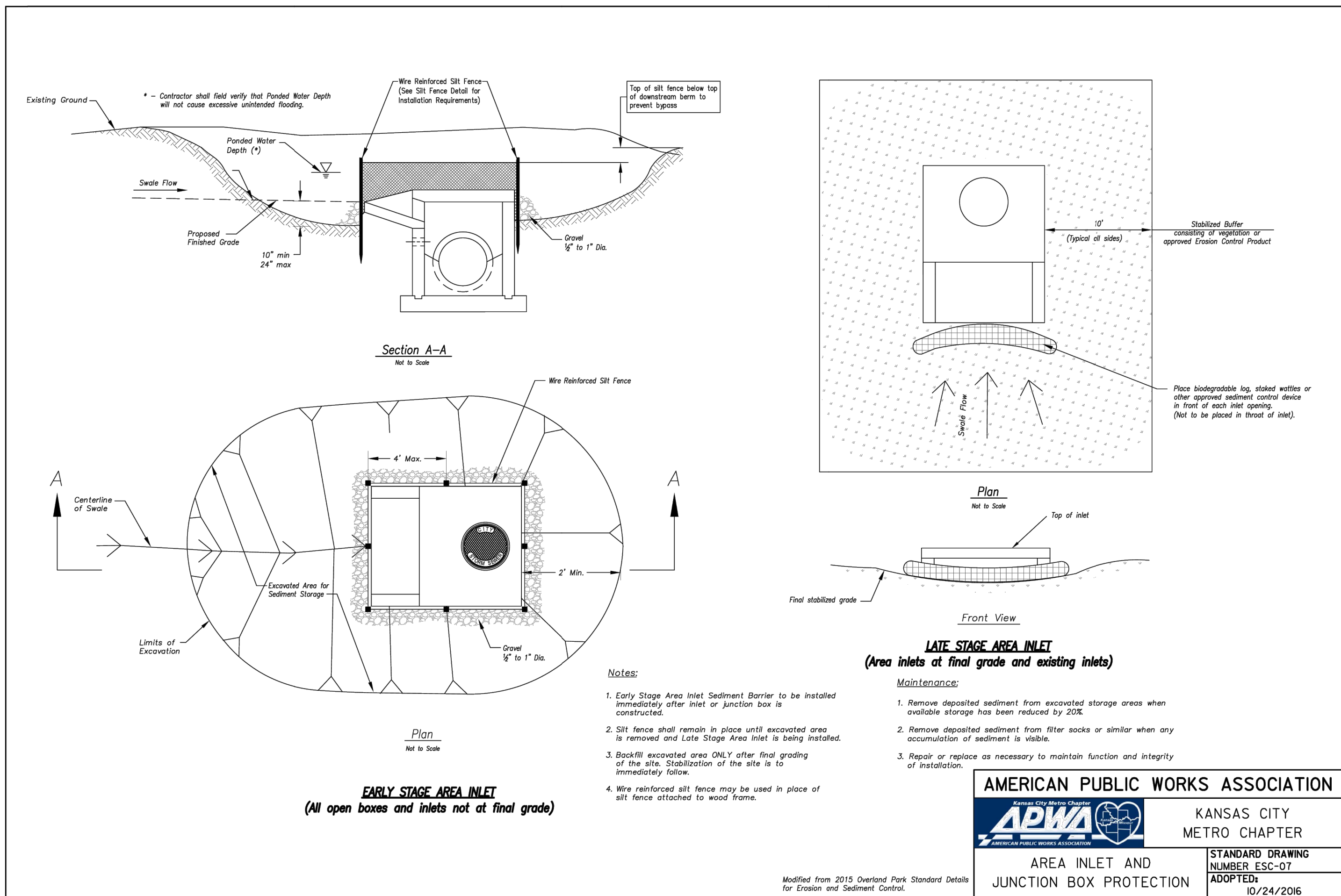
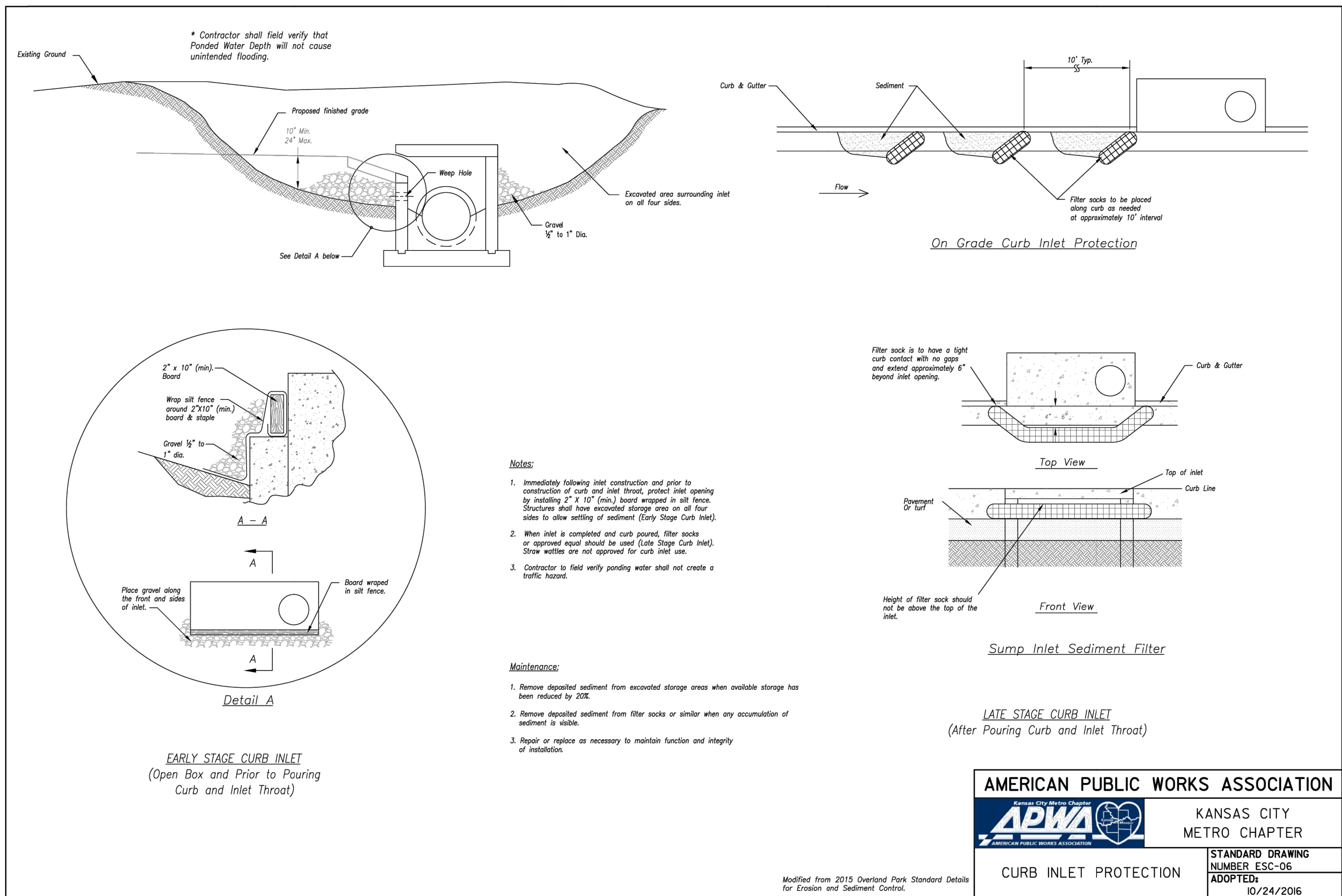
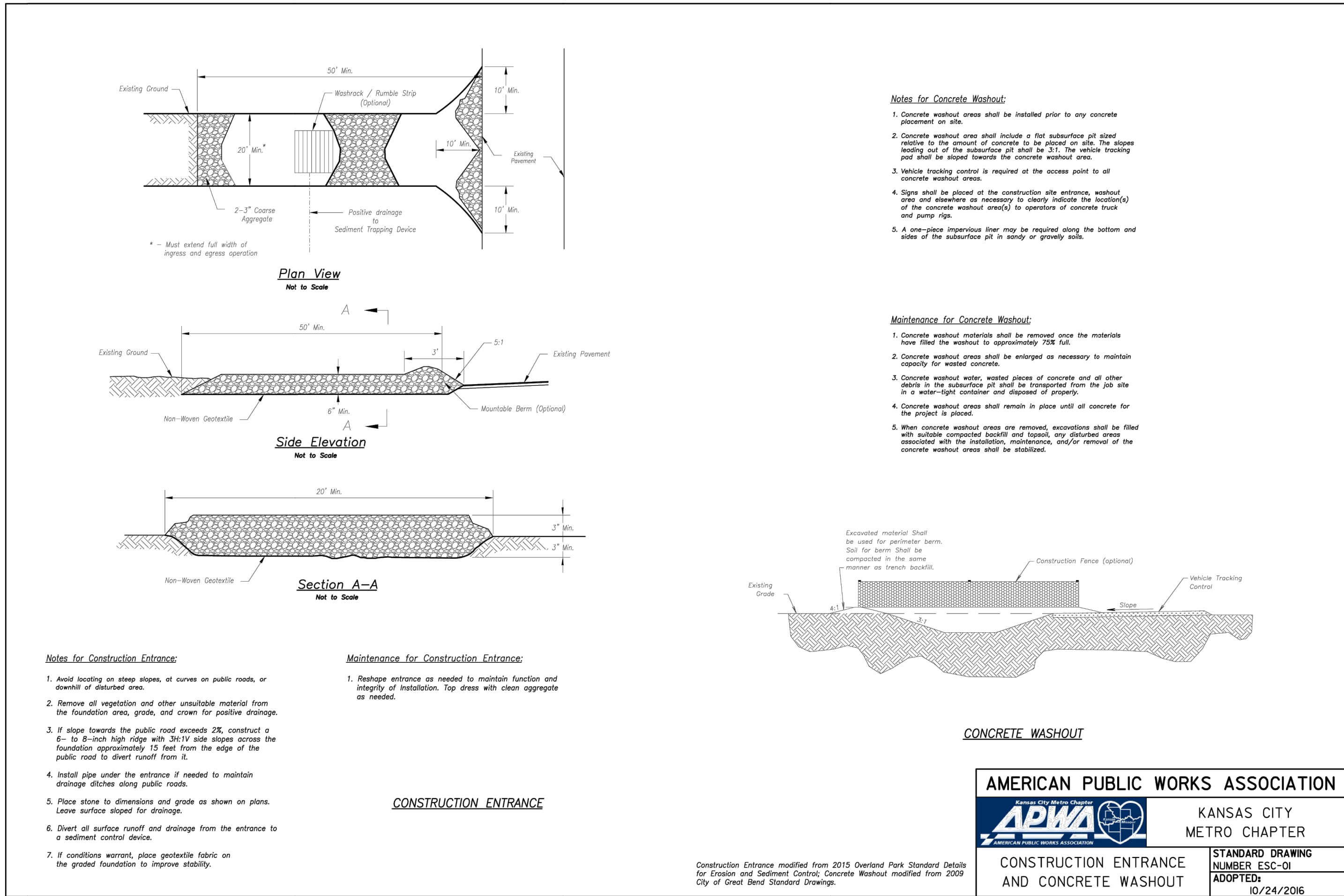
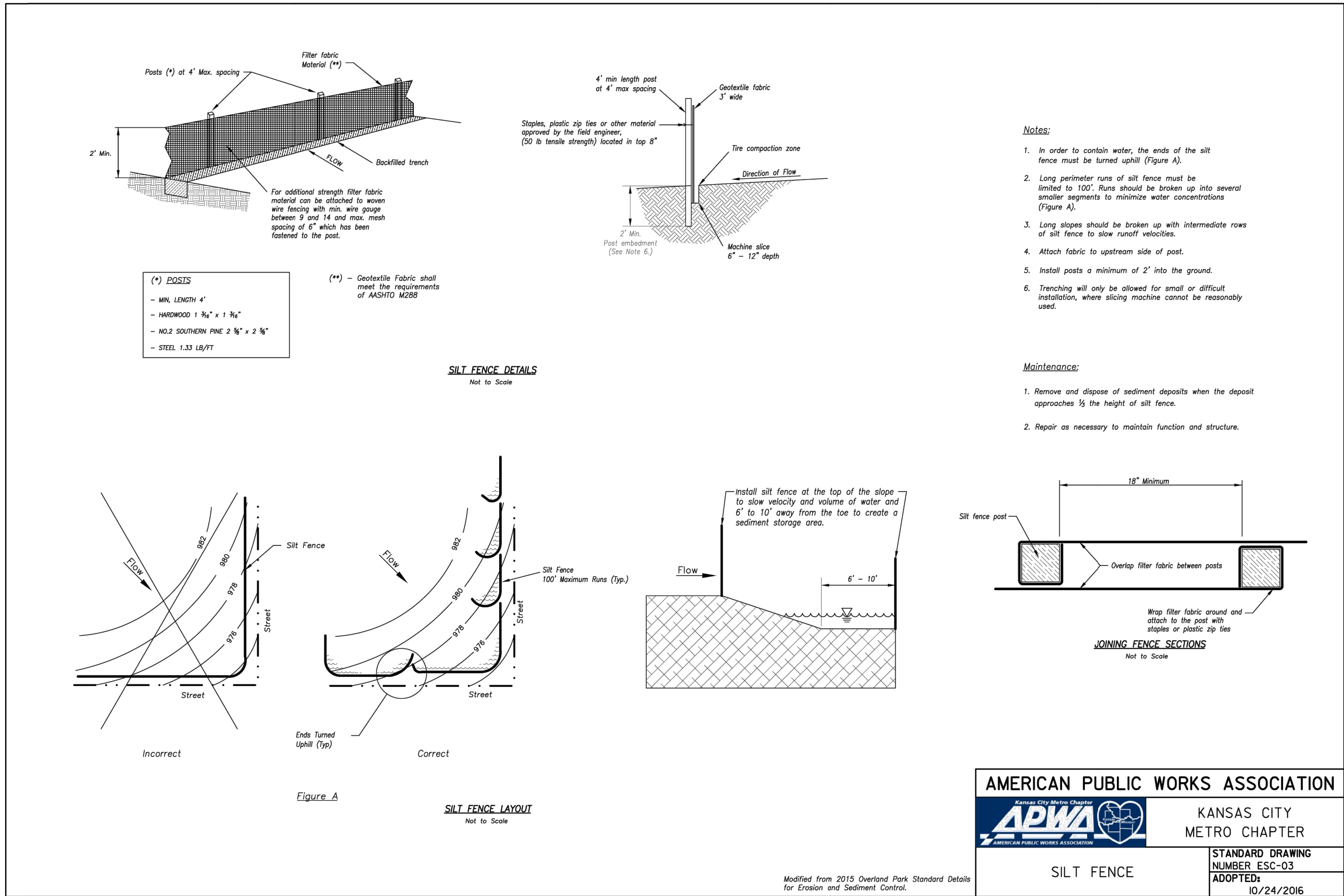
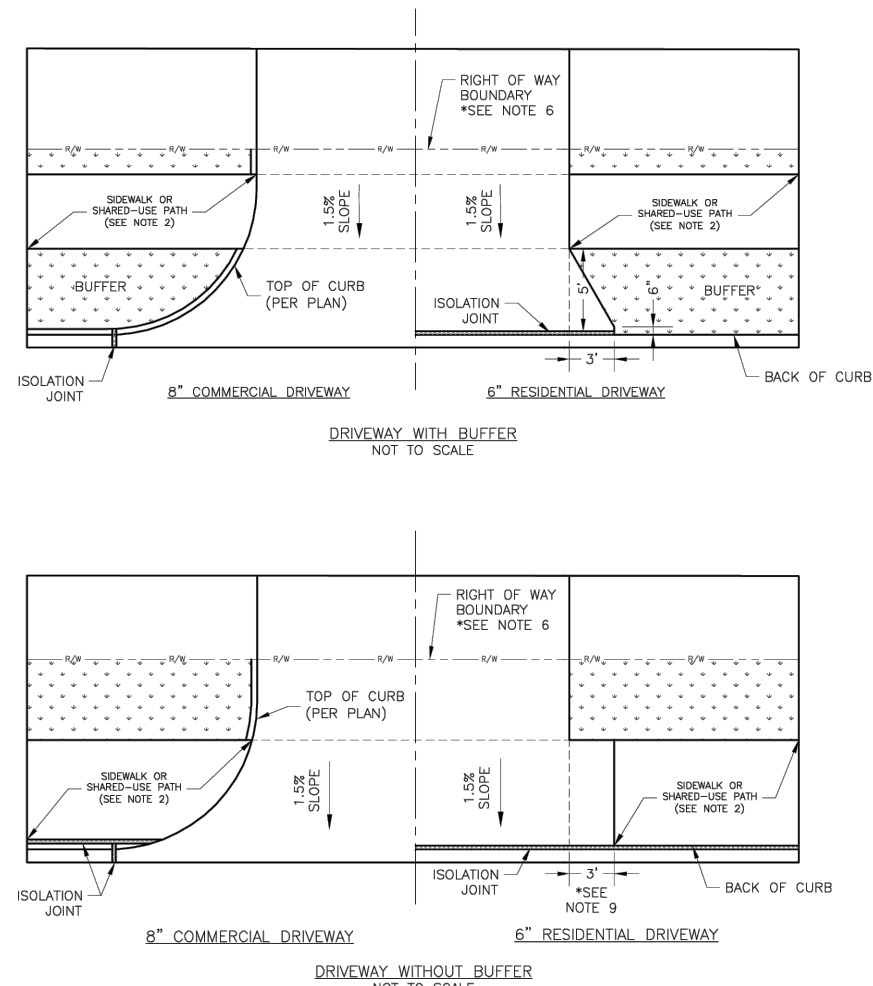




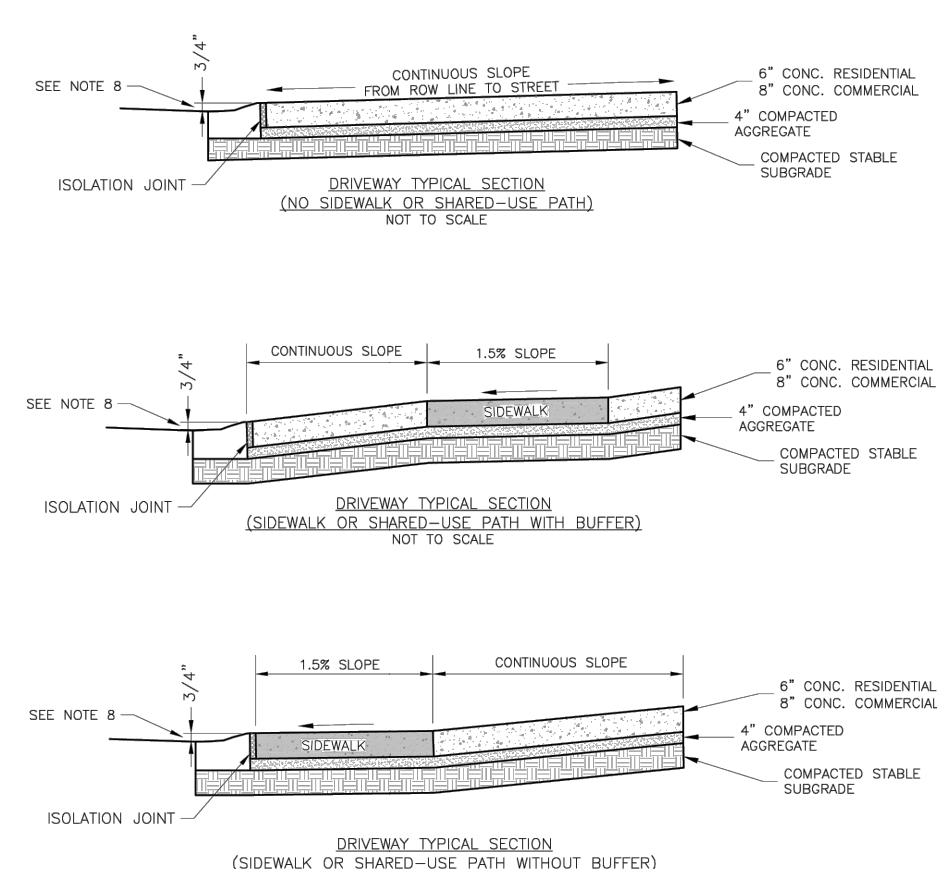




5 EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION



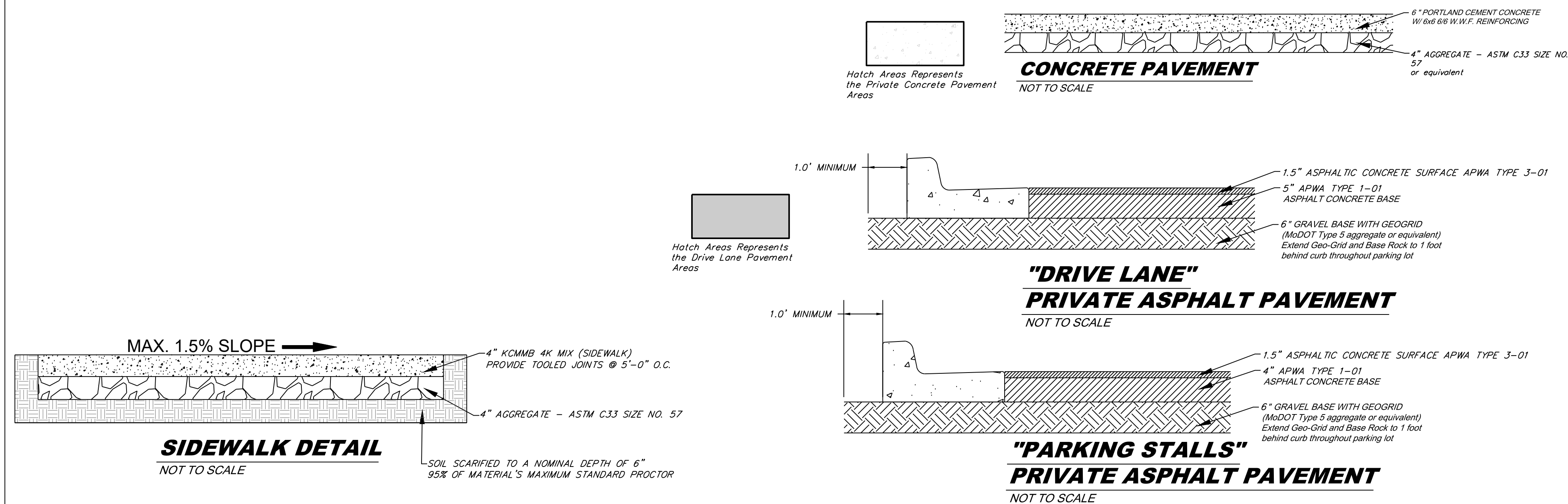
- GENERAL NOTES:**
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAIN WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE. SLOPES SHALL BE WHEN SPECIFIED, APPROXIMATELY 5%.
 3. JOINT AT DRIVE CURBS LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 4. JOINTS AT DRIVE CURBS LINE SHALL BE REQUIRED FOR ALL COMMERCIAL DRIVEWAYS.
 5. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE COMMA 4x4 CONCRETE MIX.
 6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 7. JOINTS AT DRIVE CURBS LINE SHALL BE REQUIRED FOR ALL DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
 8. 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CC-1 CURB ONLY). MUST MAINTAIN ORIGIN FLOWLINE OF CURB.
 9. FLOWLINE OF CURB SHALL BE 4" FROM THE EXTENSION OF THE DRIVEWAY.
 10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET FROM THE RIGHT OF WAY.

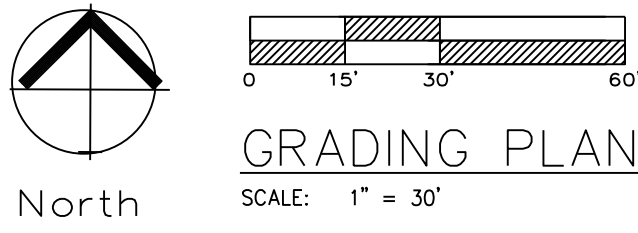
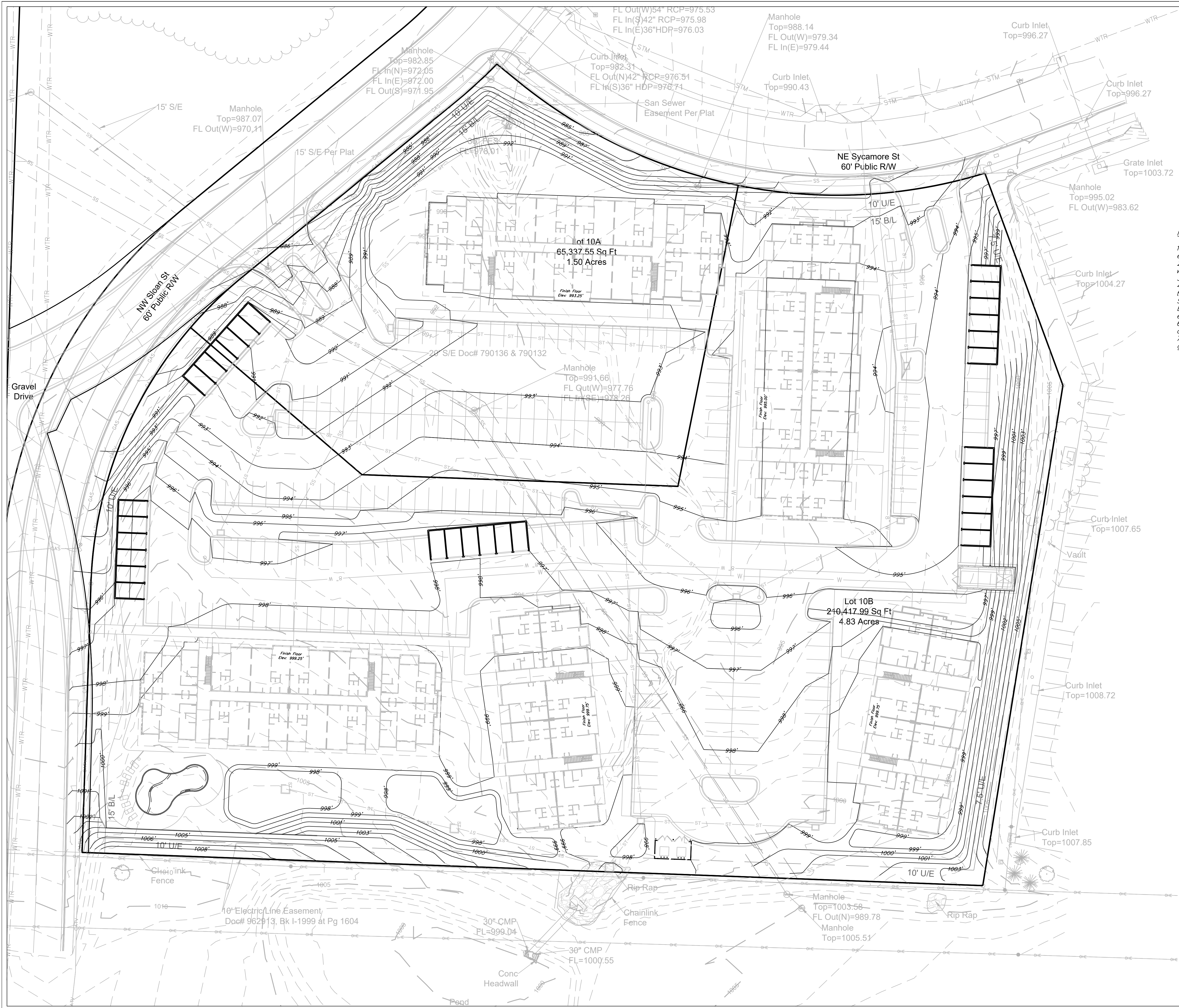


LS **LEE'S SUMMIT**
MISSOURI

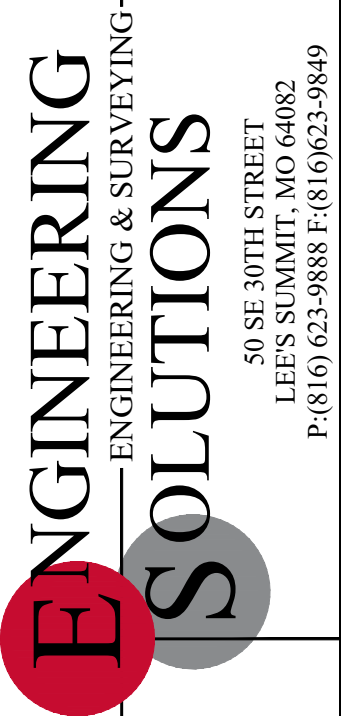
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL

GEN-1





- 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.

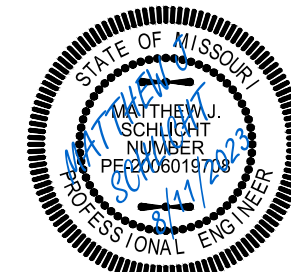


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

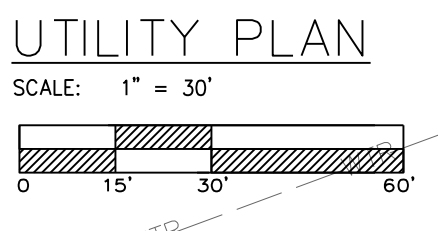
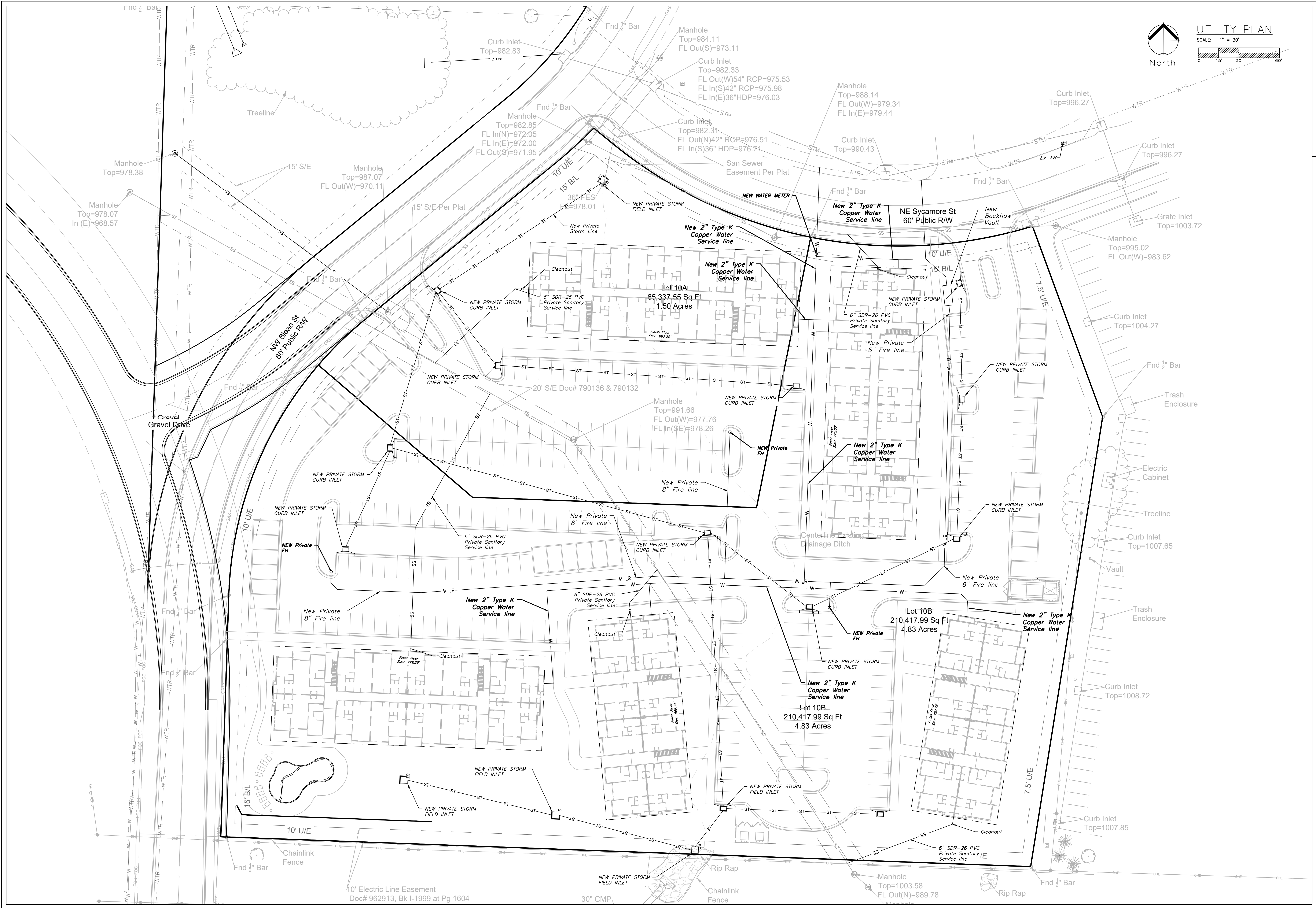
Project: LASS STATION
LSMO
Issue Date:
August 11, 2023

Grading Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

REVISIONS



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

Professional Registration
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Engineering CA2821

Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

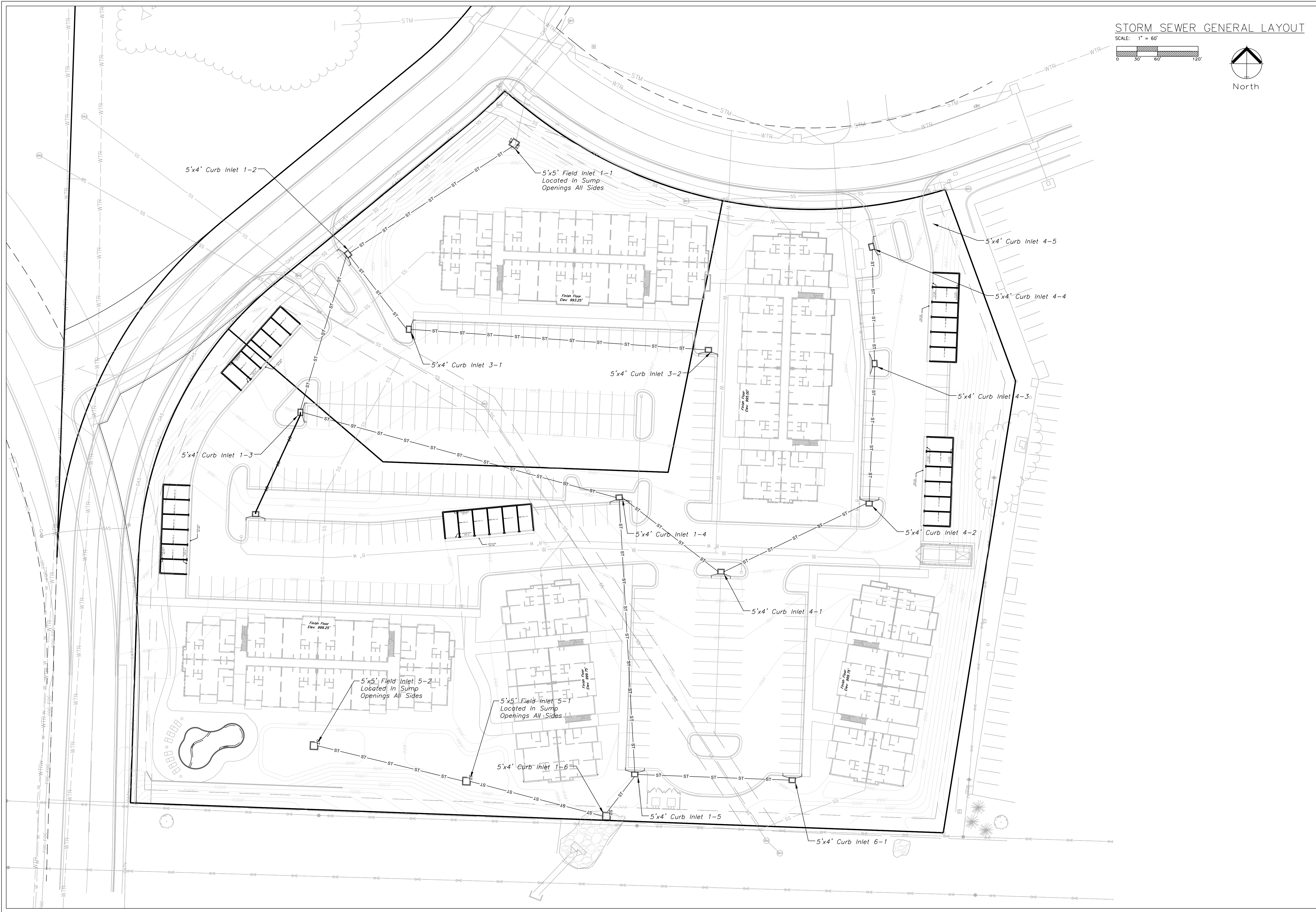
Project: CAS STATION	Issue Date:
LSMO	August 11, 2023

Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

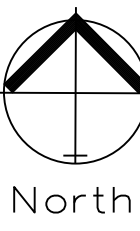
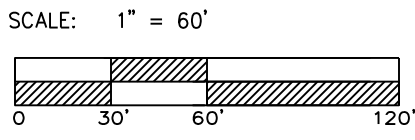
STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
No. 00000019708
EXPIRATION DATE 12/31/2025

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

REVISIONS



STORM SEWER GENERAL LAYOUT



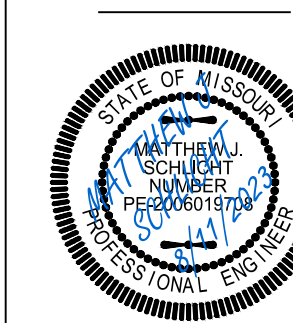
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Surveying 2005008319-D
Kansas
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Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

Storm Sewer General Layout
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

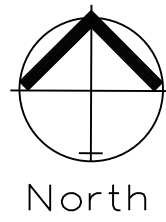
Project: L.S. STATION
LSMO
Issue Date:
August 11, 2023

Storm Sewer General Layout
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



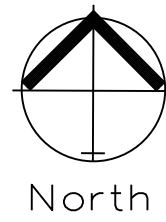
Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

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STORM SEWER PLAN AND PROFILE

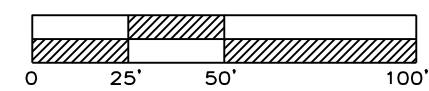
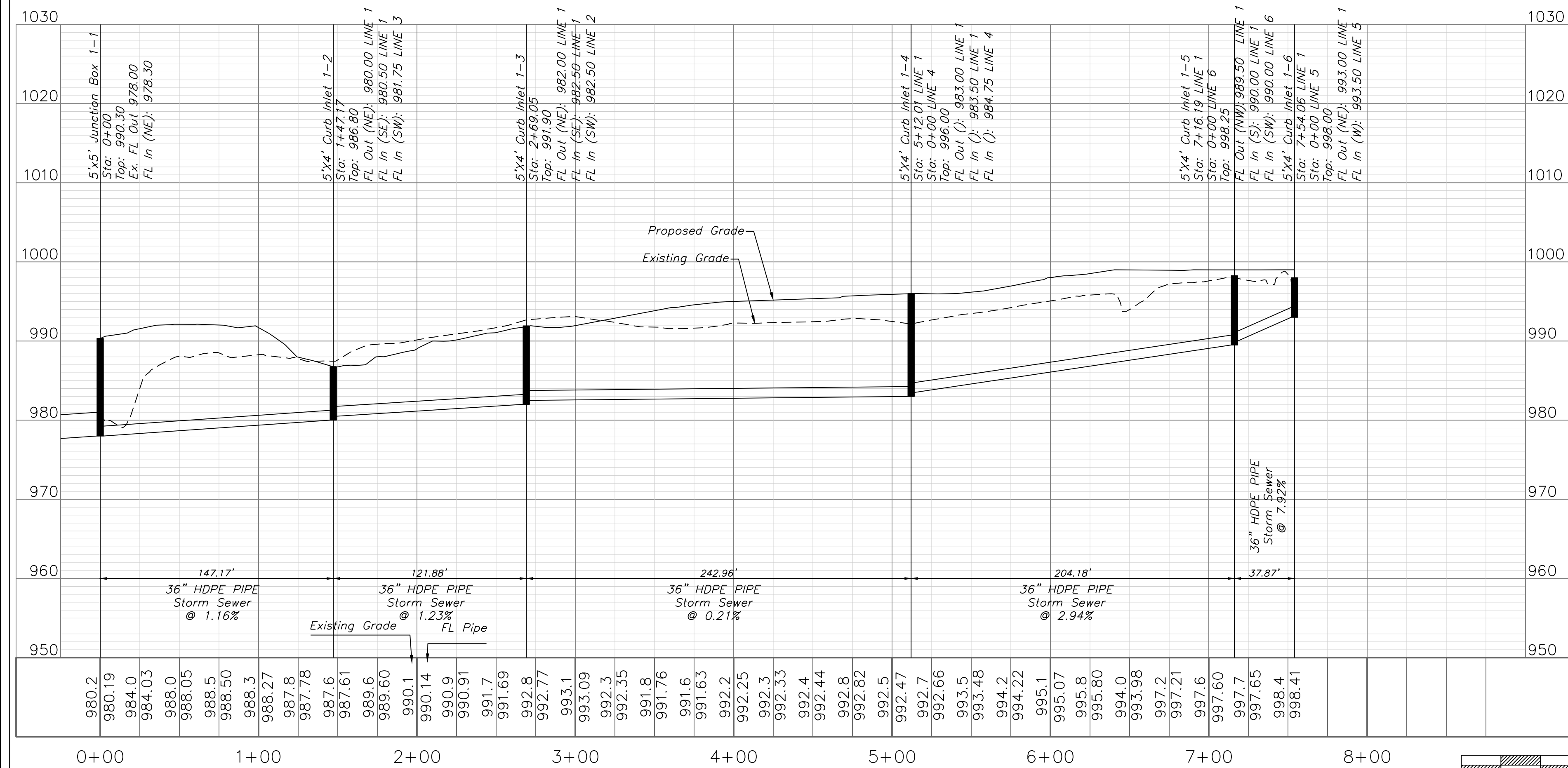
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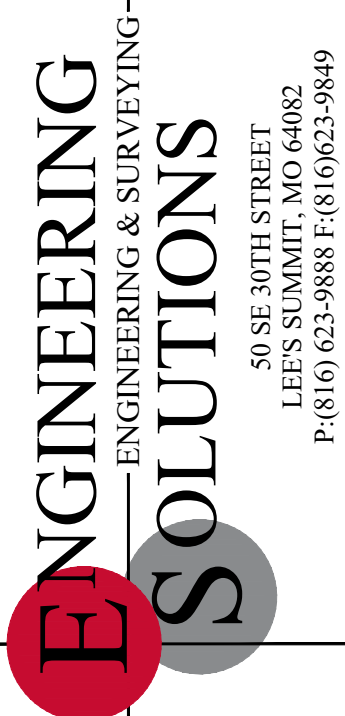
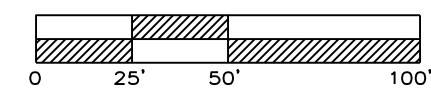
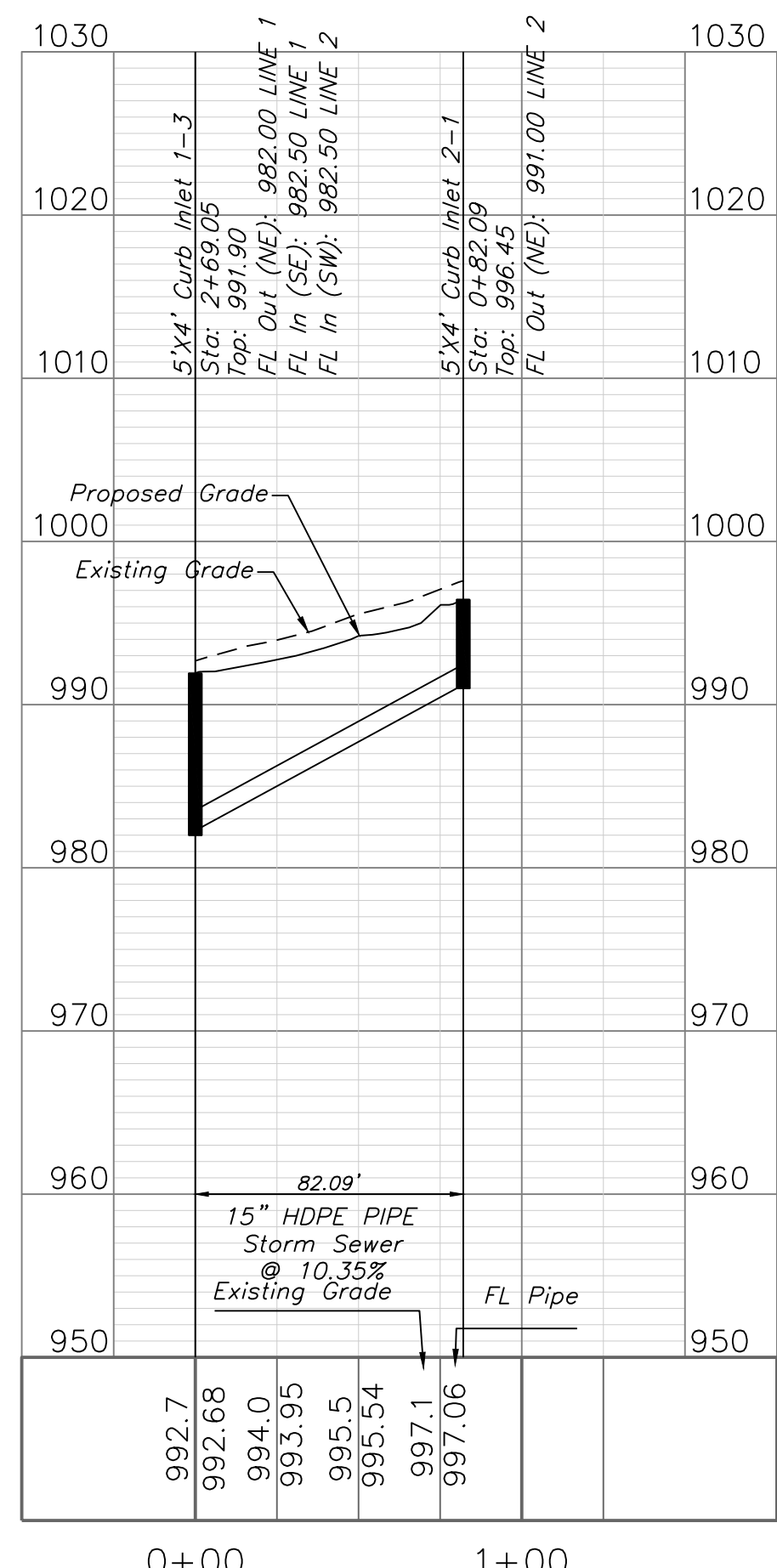
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

STORM LINE 1



STORM LINE 2

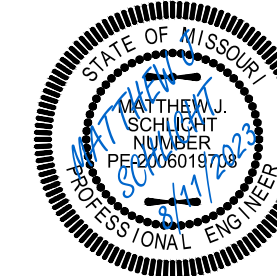


Professional Registration
Missouri
Engineering 2005002186-D
Surveying LS-218
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

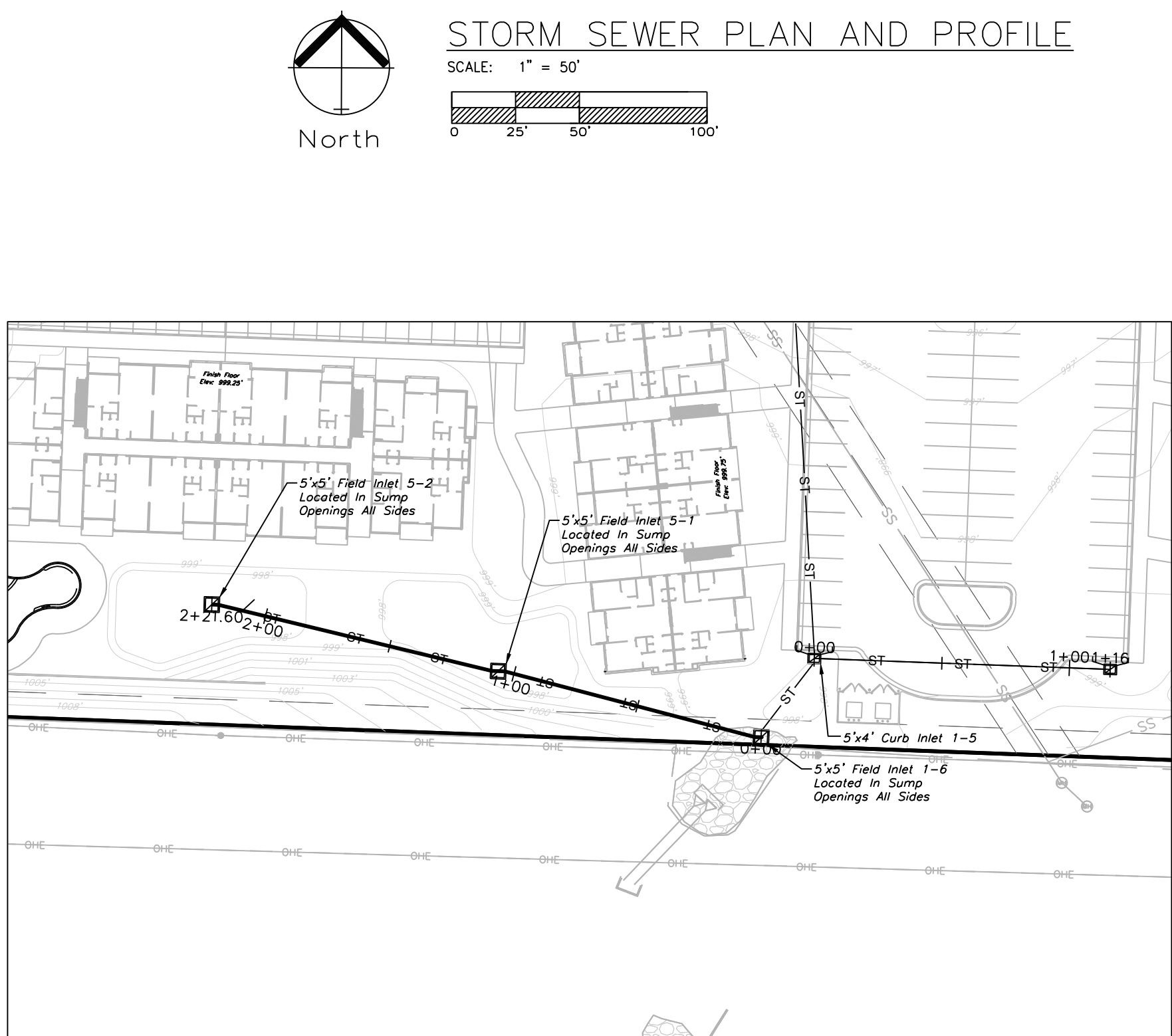
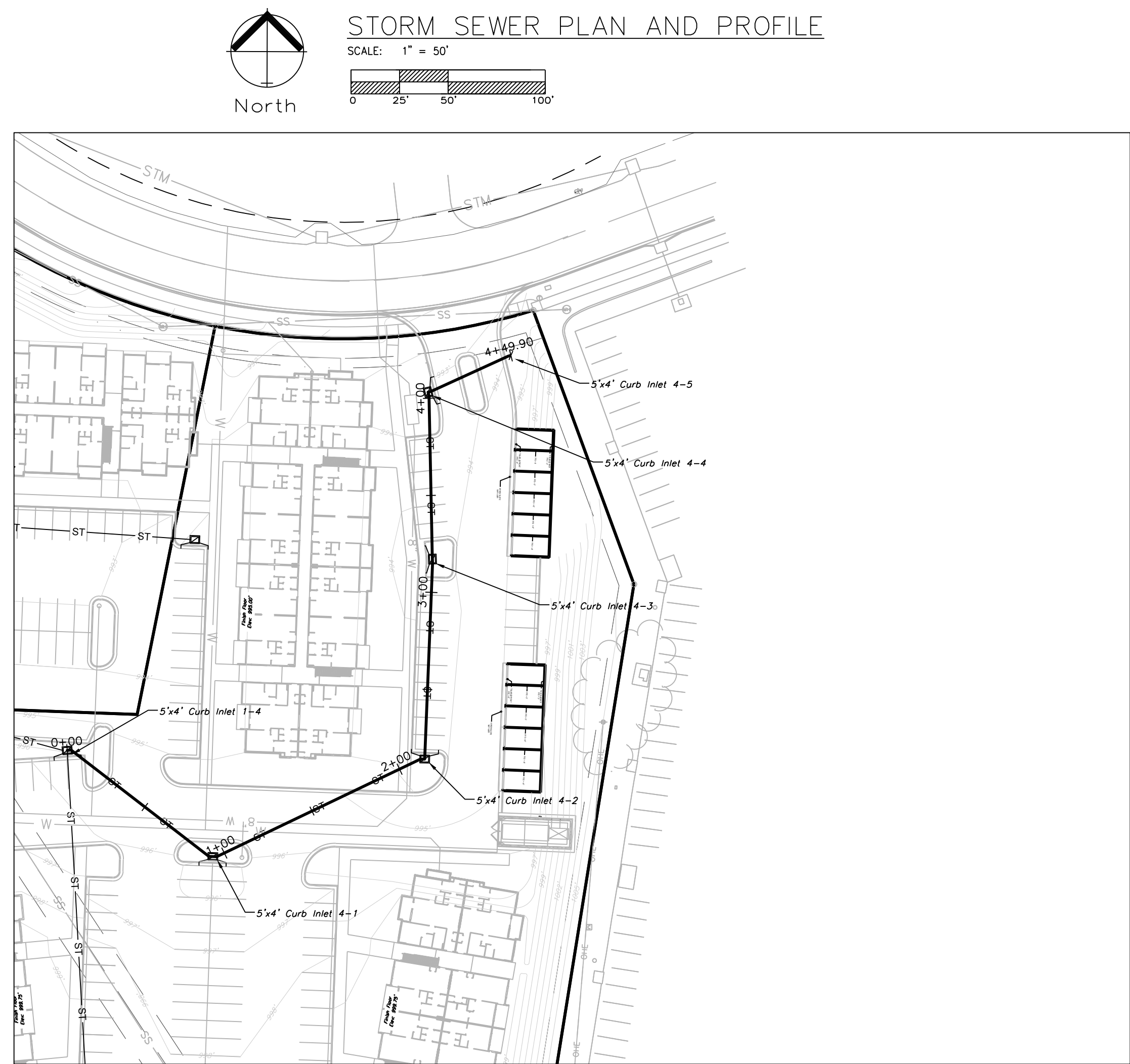
Project: LASM
Issue Date:
August 11, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

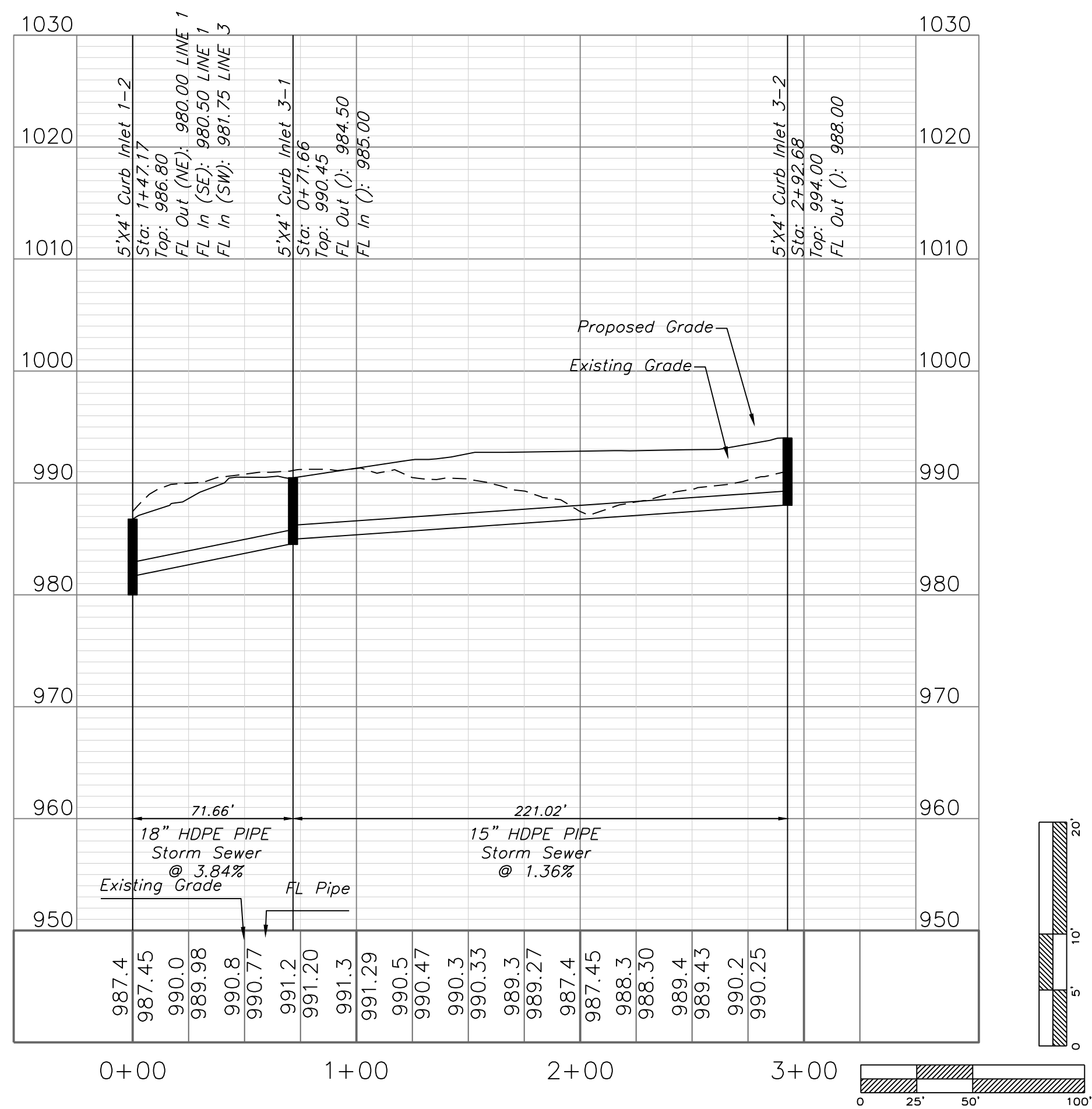


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

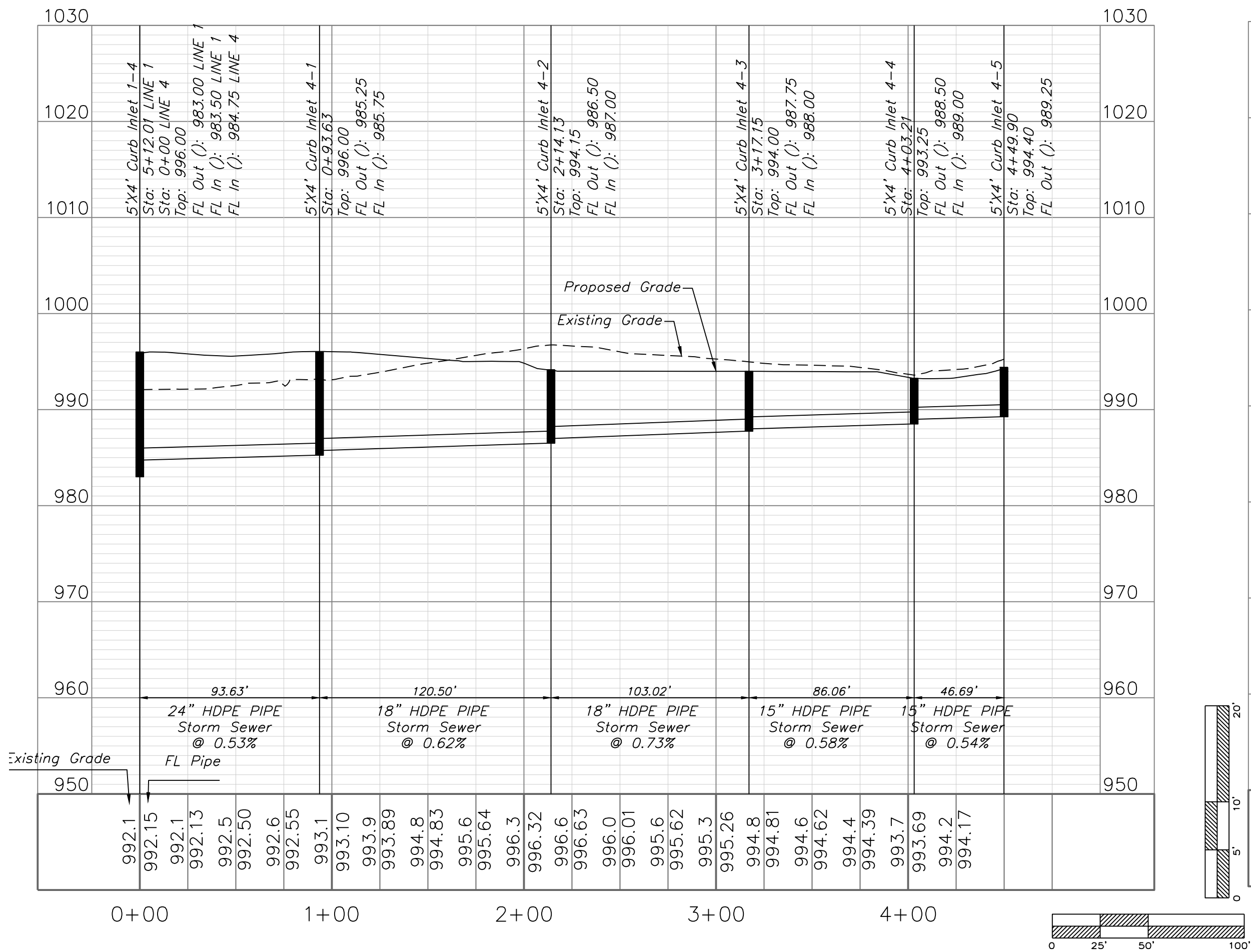
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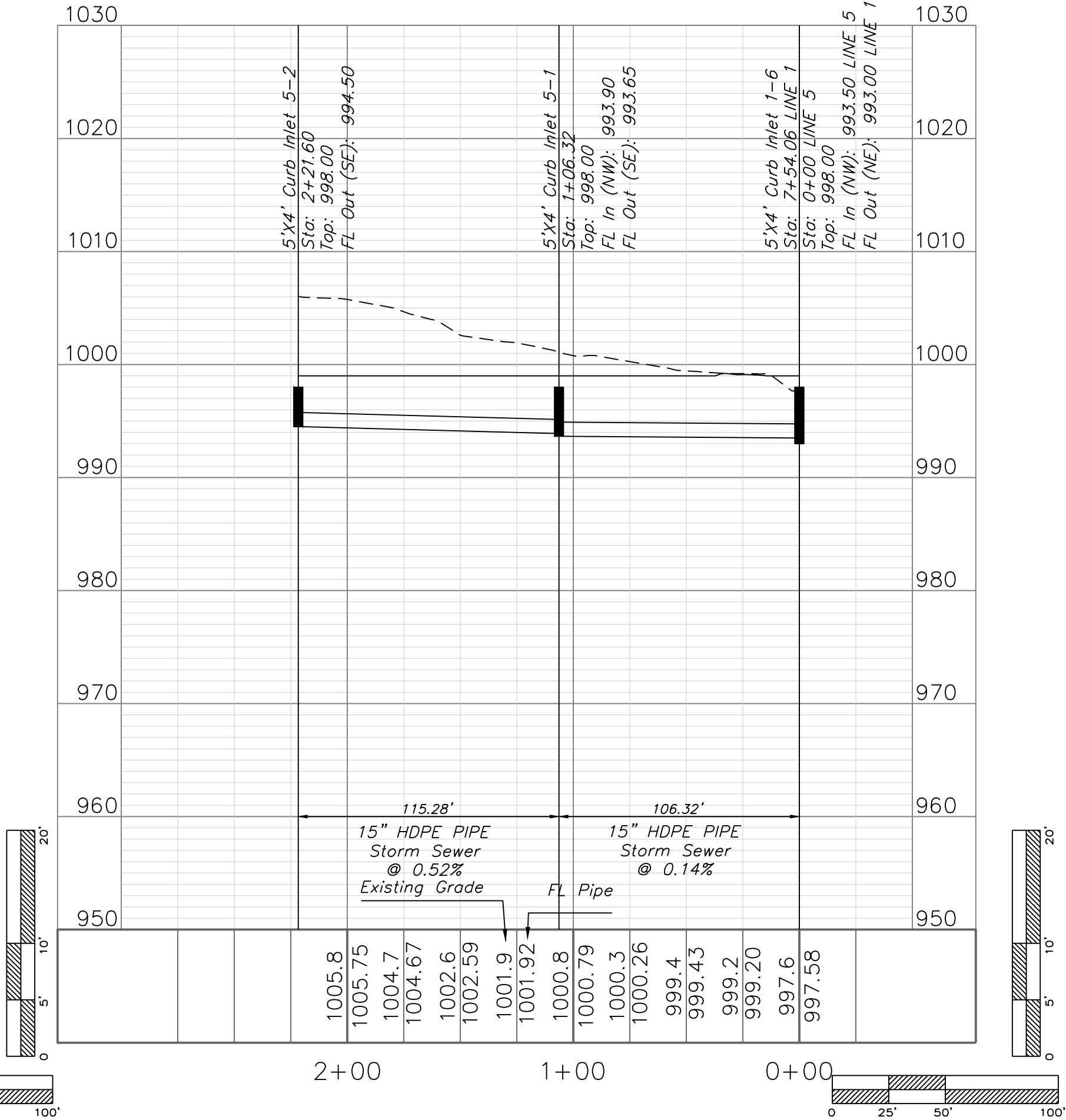
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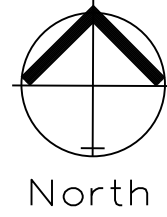


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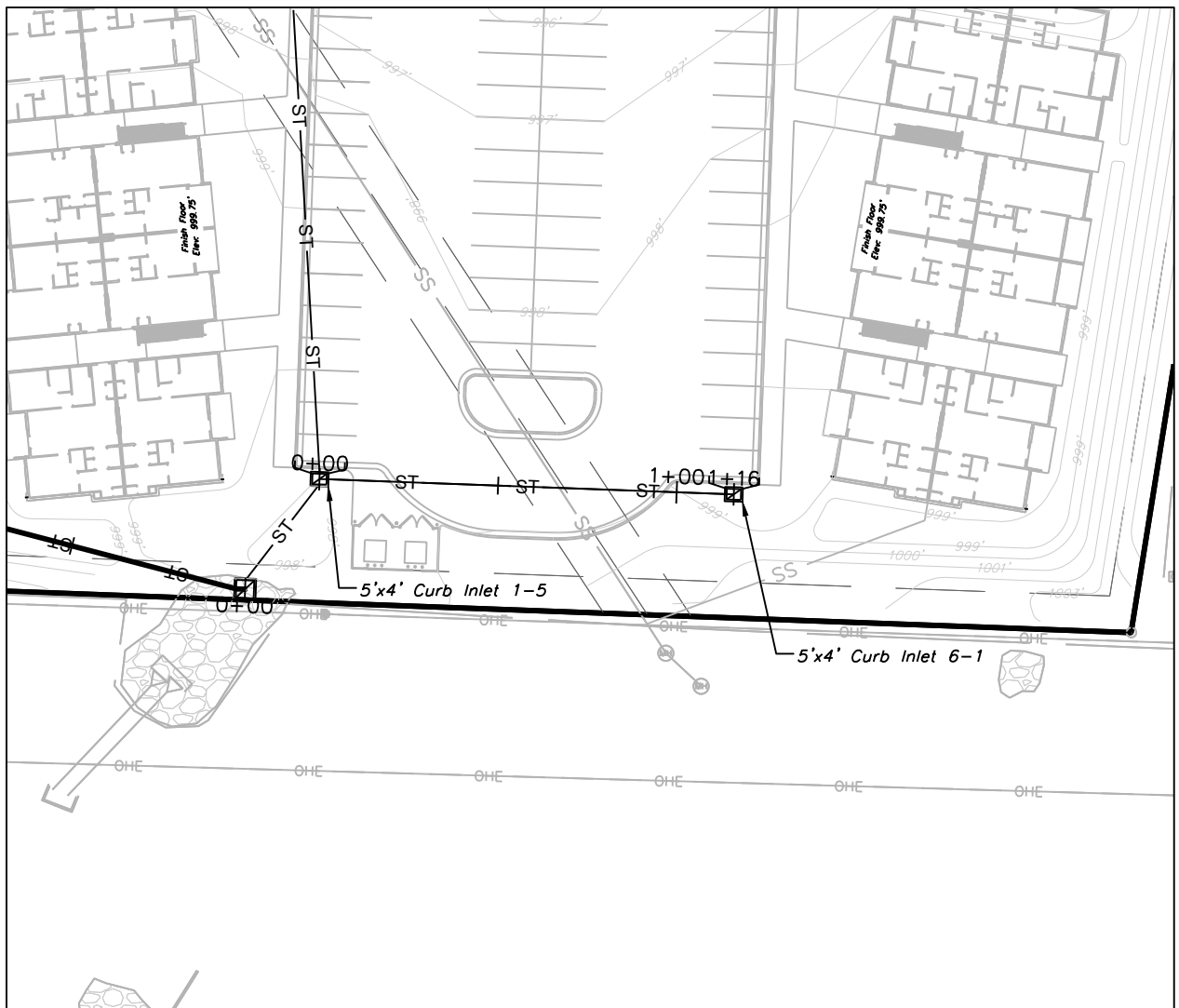
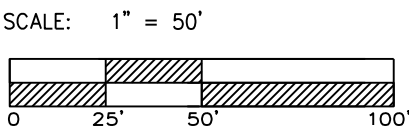


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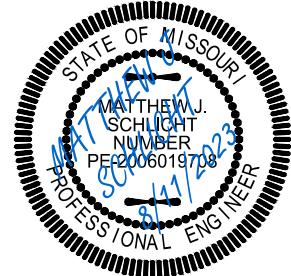
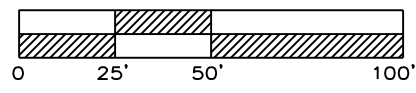
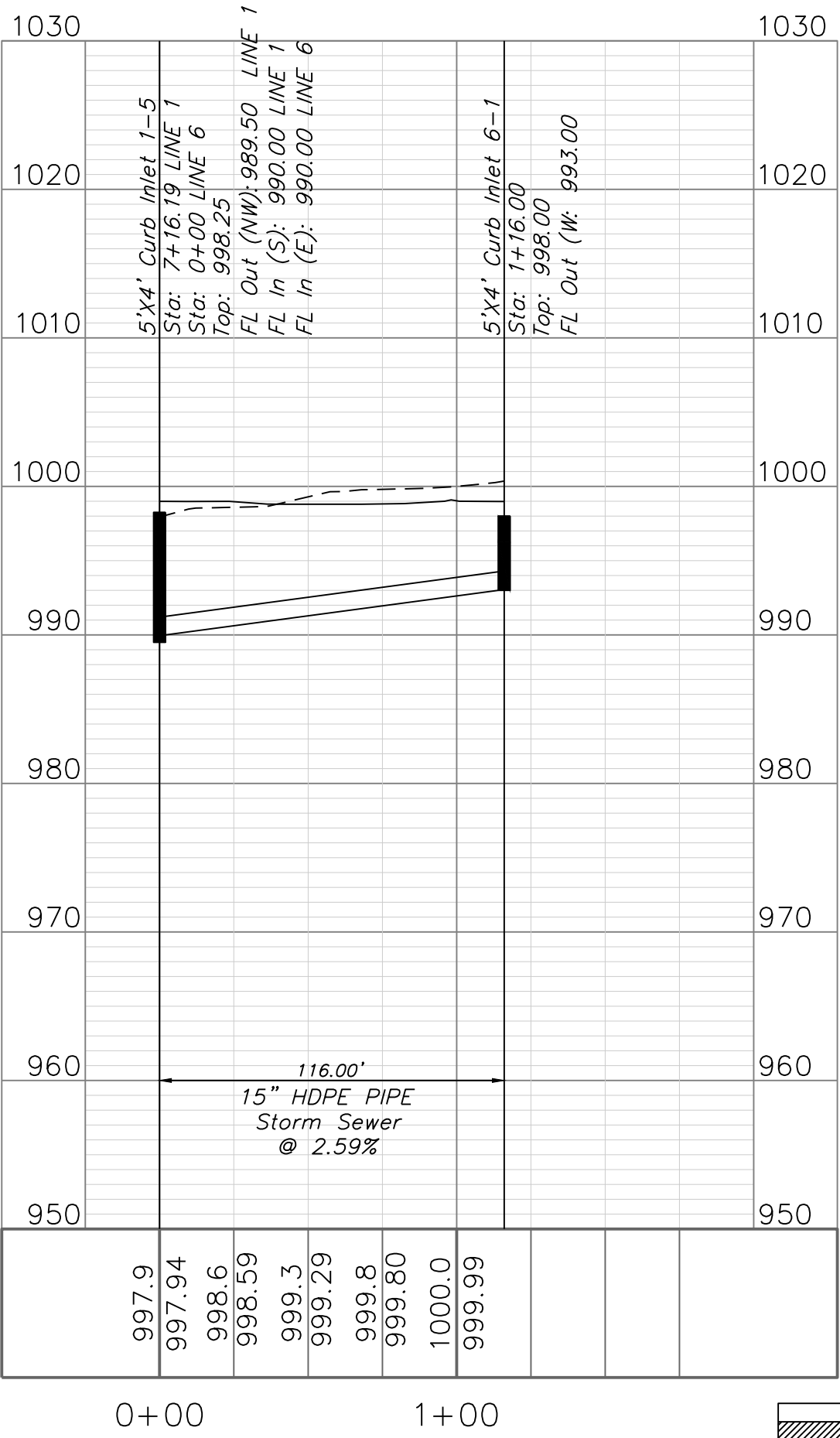




STORM SEWER PLAN AND PROFILE



STORM LINE 6



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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

Storm Sewer Plan and Profile
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

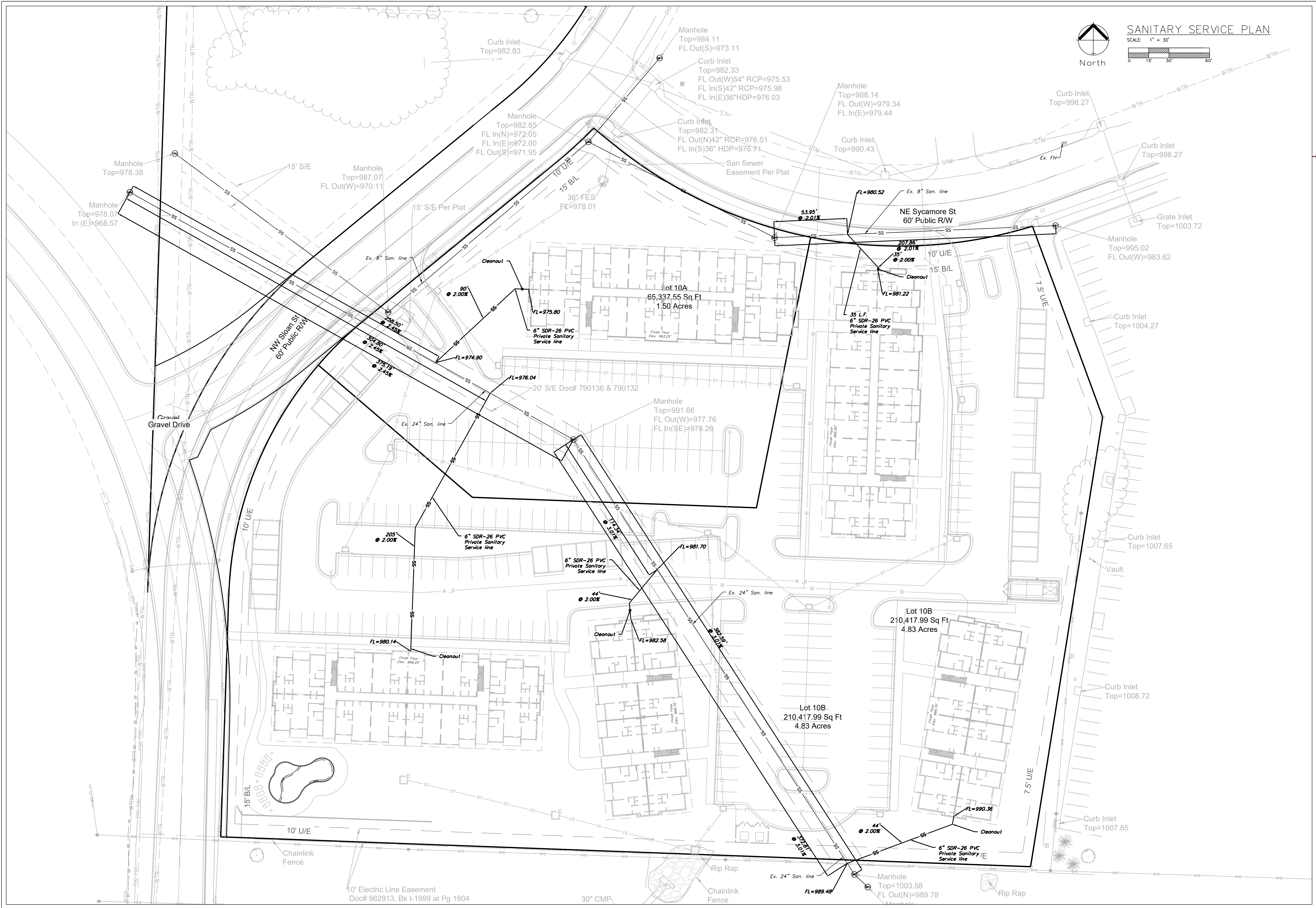
Project: DOUGLAS STATION
LSMO
Issue Date:
August 11, 2023

Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

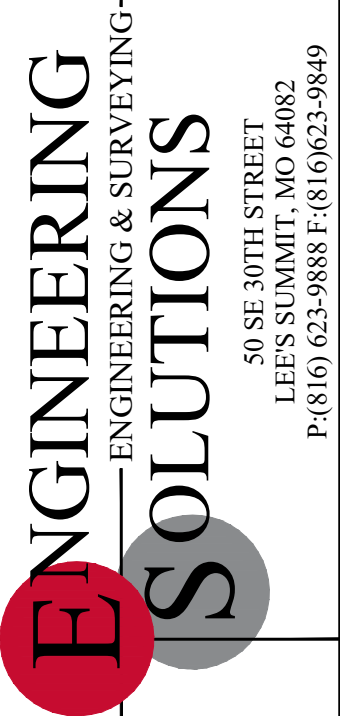
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821



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



SANITARY SERVICE PLAN
SCALE: 1" = 30'
0 15' 30' 60'

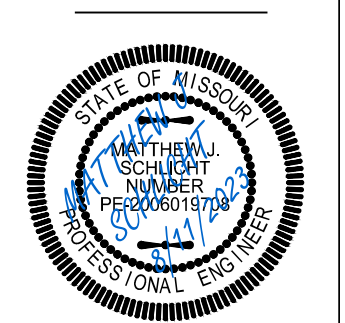


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project: Douglas Station
LSMO
Issue Date:
August 11, 2023

Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 200601708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

Douglas Station Commercial Park

PRIVATE WATER LINE PLANS

Section 31, Township 48, Range 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES:

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

UTILITY COMPANIES:

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

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

DEVELOPER:
DOUGLAS STATION LLC
MIKE ATCHESON
3170 NE CARNegie DR, STE 400
LEE'S SUMMIT, MO 64064
(816) 875-2400

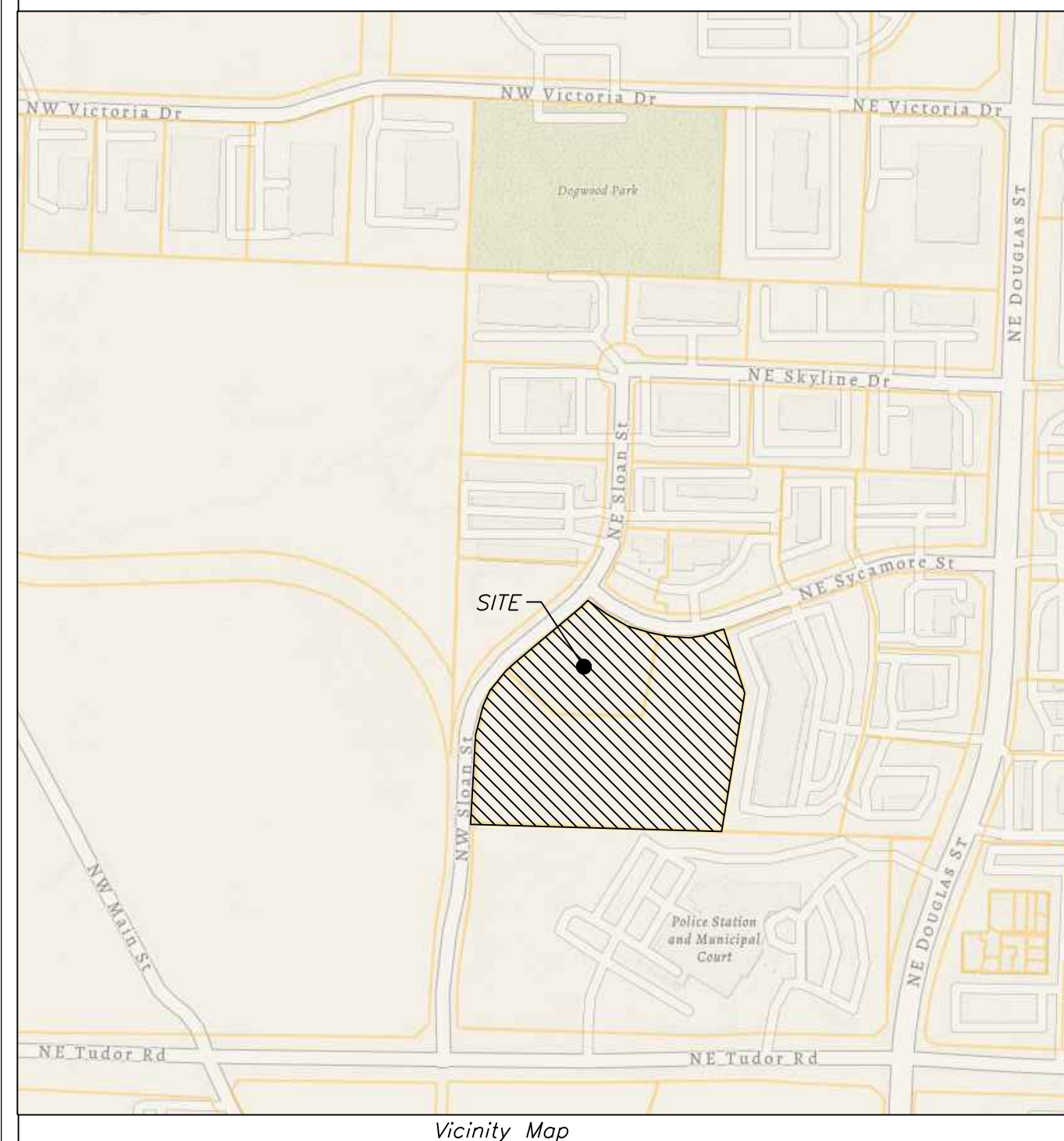
PROPERTY DESCRIPTION (Old Republic National Title Insurance Company, Policy No. 23063197)
(March 28, 2023, at 8:00 AM)

Description taken verbatim from Commitment

Lot 10A, DOUGLAS STATION COMMERCIAL PARK - LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Lot 10B, DOUGLAS STATION COMMERCIAL PARK - LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Tract A, DOUGLAS STATION COMMERCIAL PARK-LOTS 1 THROUGH 10 & TRACT A, a subdivision in Lee's Summit, Jackson County, Missouri.

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

FLOOD INFORMATION:
THE 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. 29095C0417G EFFECTIVE DATE: JANUARY 20, 2017.



SITE LOCATION MAP

SCALE" 1"=100'

INDEX OF SHEETS:

C.500 ~ COVER SHEET
C.501 ~ WATER LINE PLAN
C.502 ~ WATER LINE PLAN AND PROFILE
C.505 ~ STANDARD DETAILS

LEGEND:

B/L - BUILDING SET-BACK
C/A - COMMON AREA
D/E - DRAINAGE EASEMENT
FND. - FOUND
L/E - LANDSCAPE EASEMENT
L.N.A. - LIMITS OF NO ACCESS
R/W - RIGHT OF WAY
SAN - SANITARY SEWER LINE
S/W - SIDEWALK
U/E - UTILITY EASEMENT
W - WATER LINE
ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

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

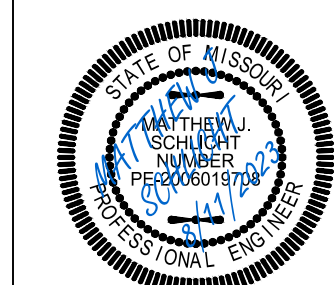


Professional Registration
Missouri
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

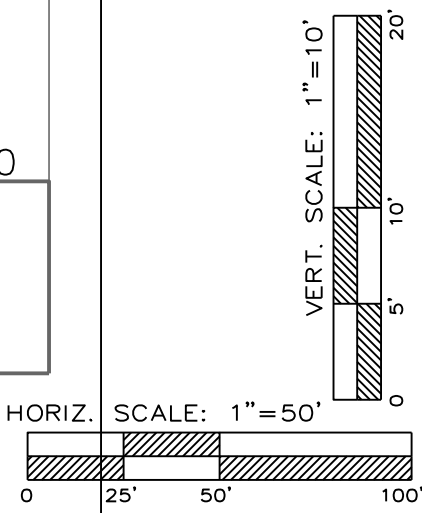
Project: L.S. STATION
LSMO
Issue Date:
August 11, 2023

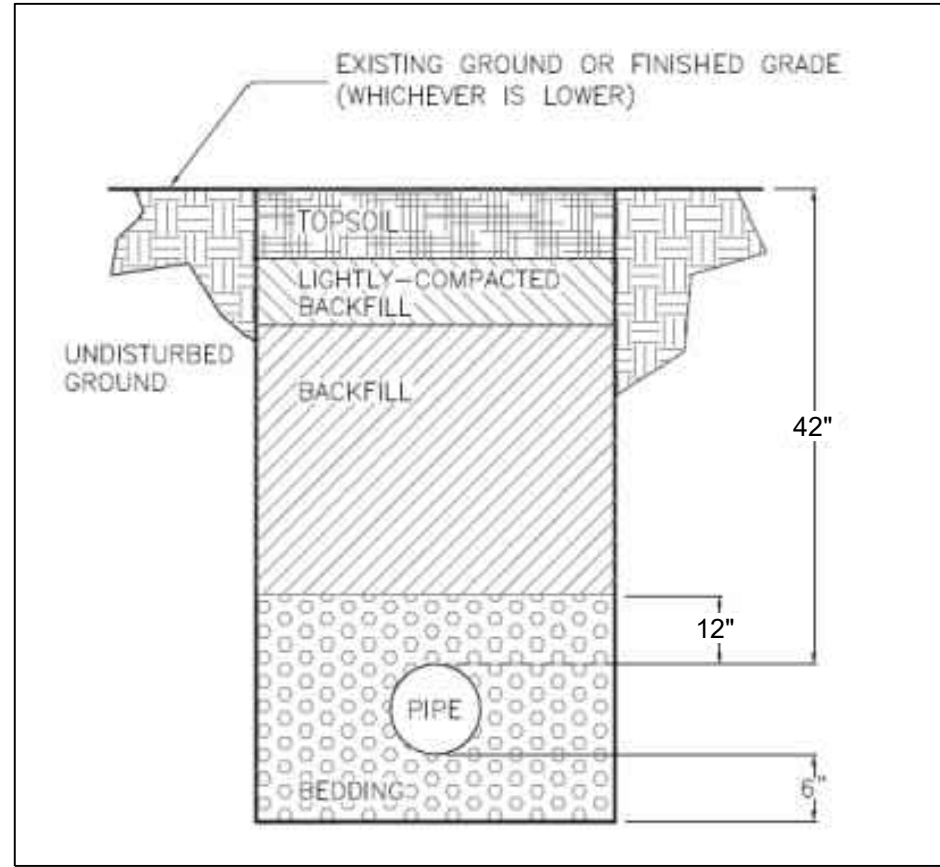
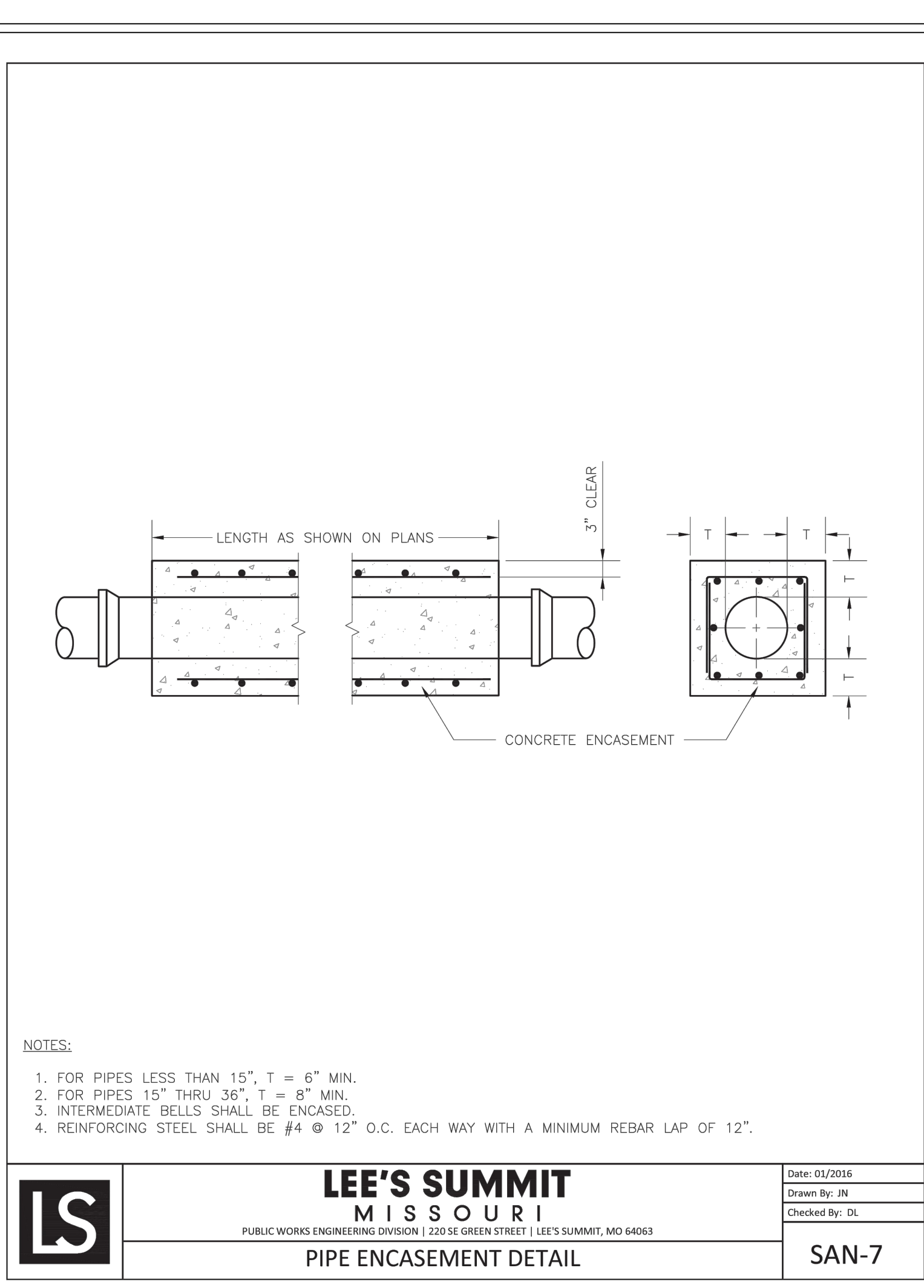
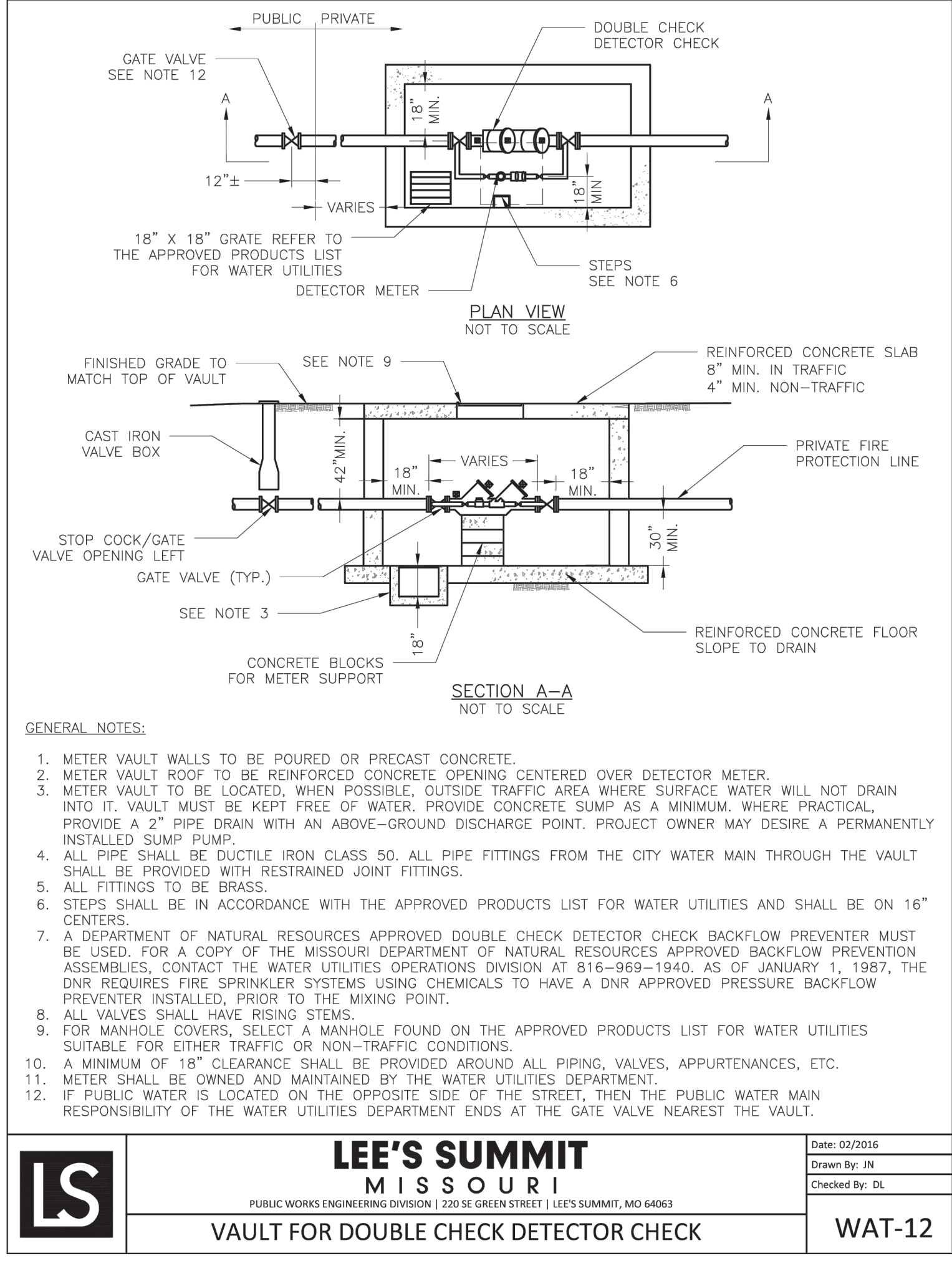
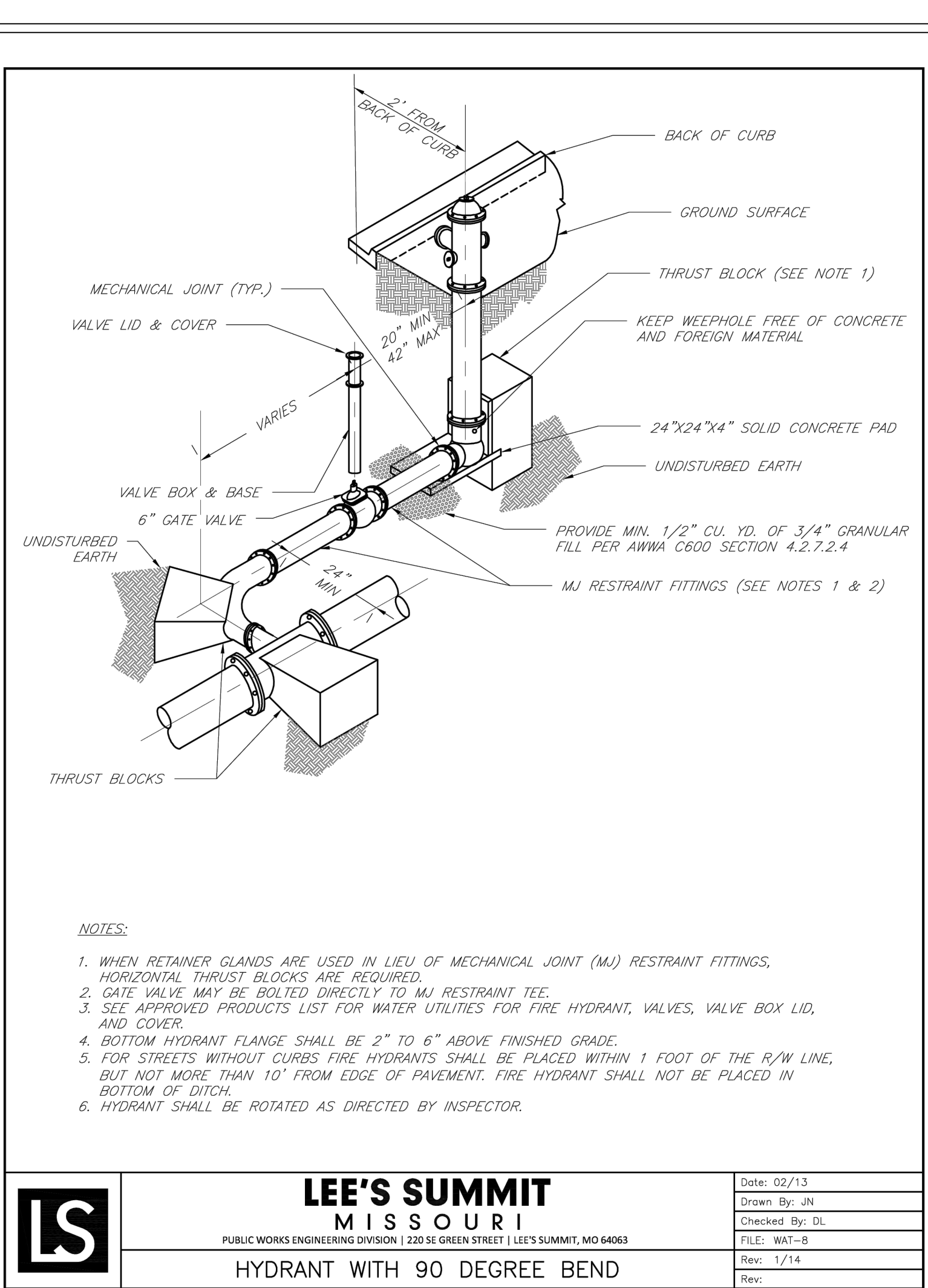
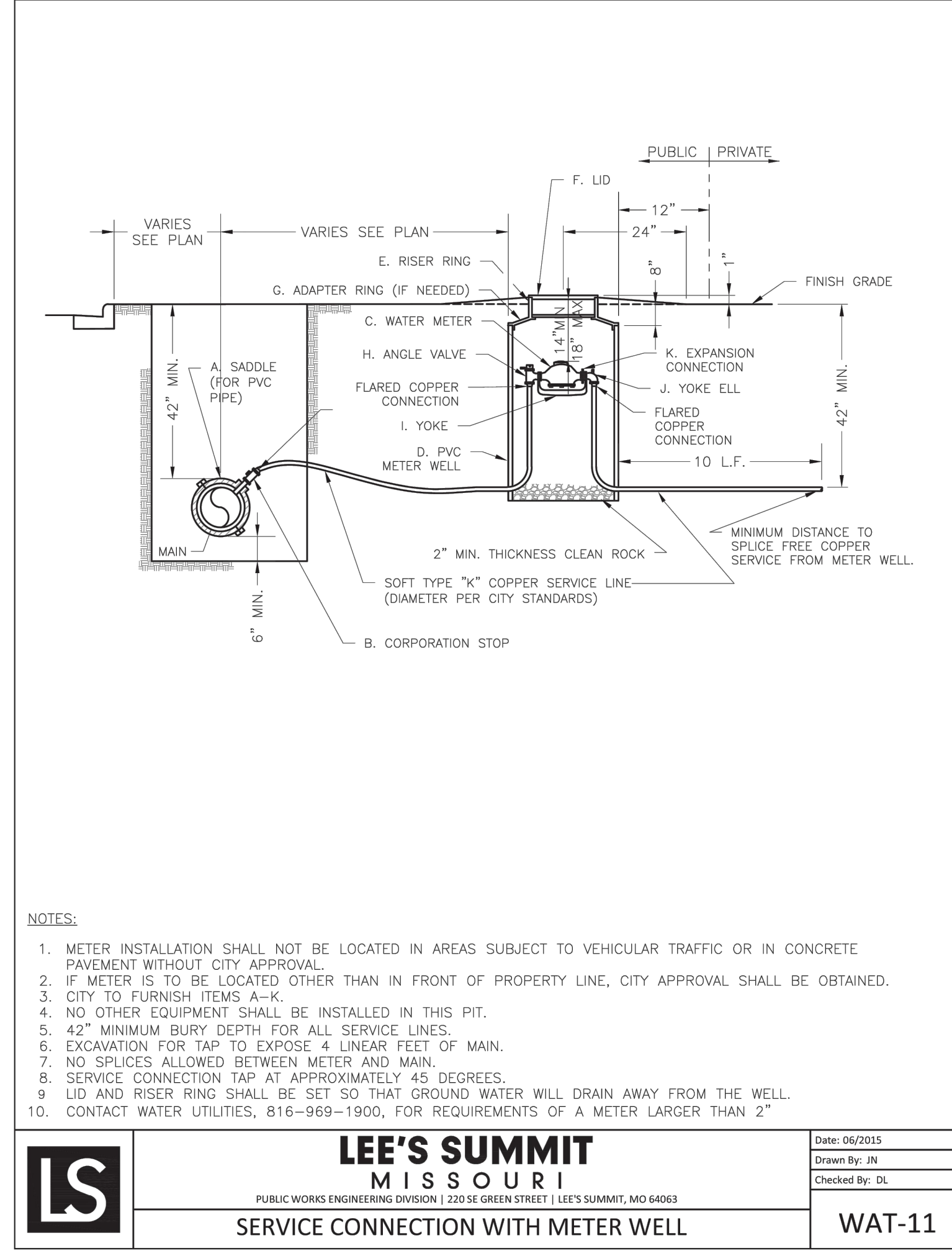
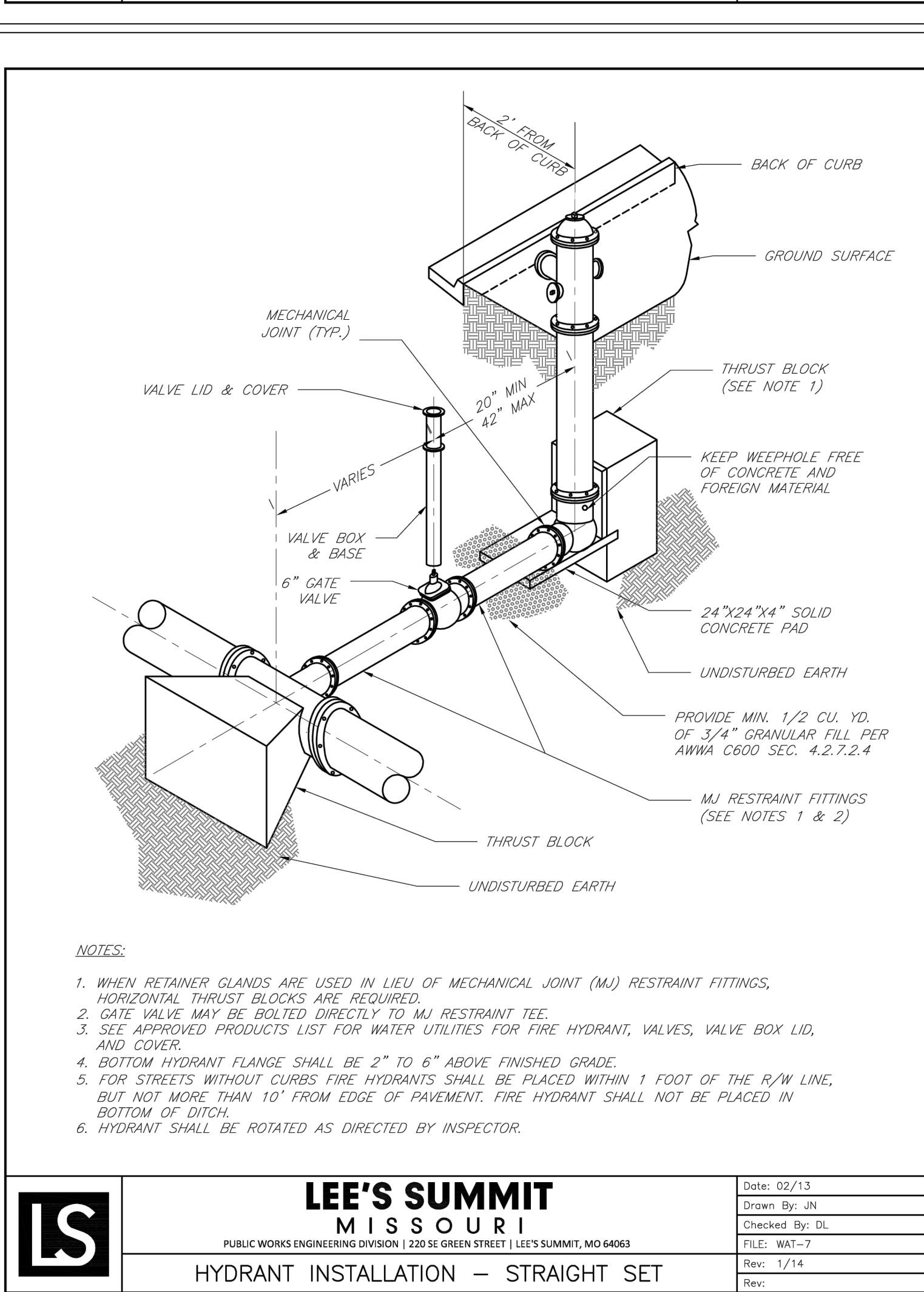
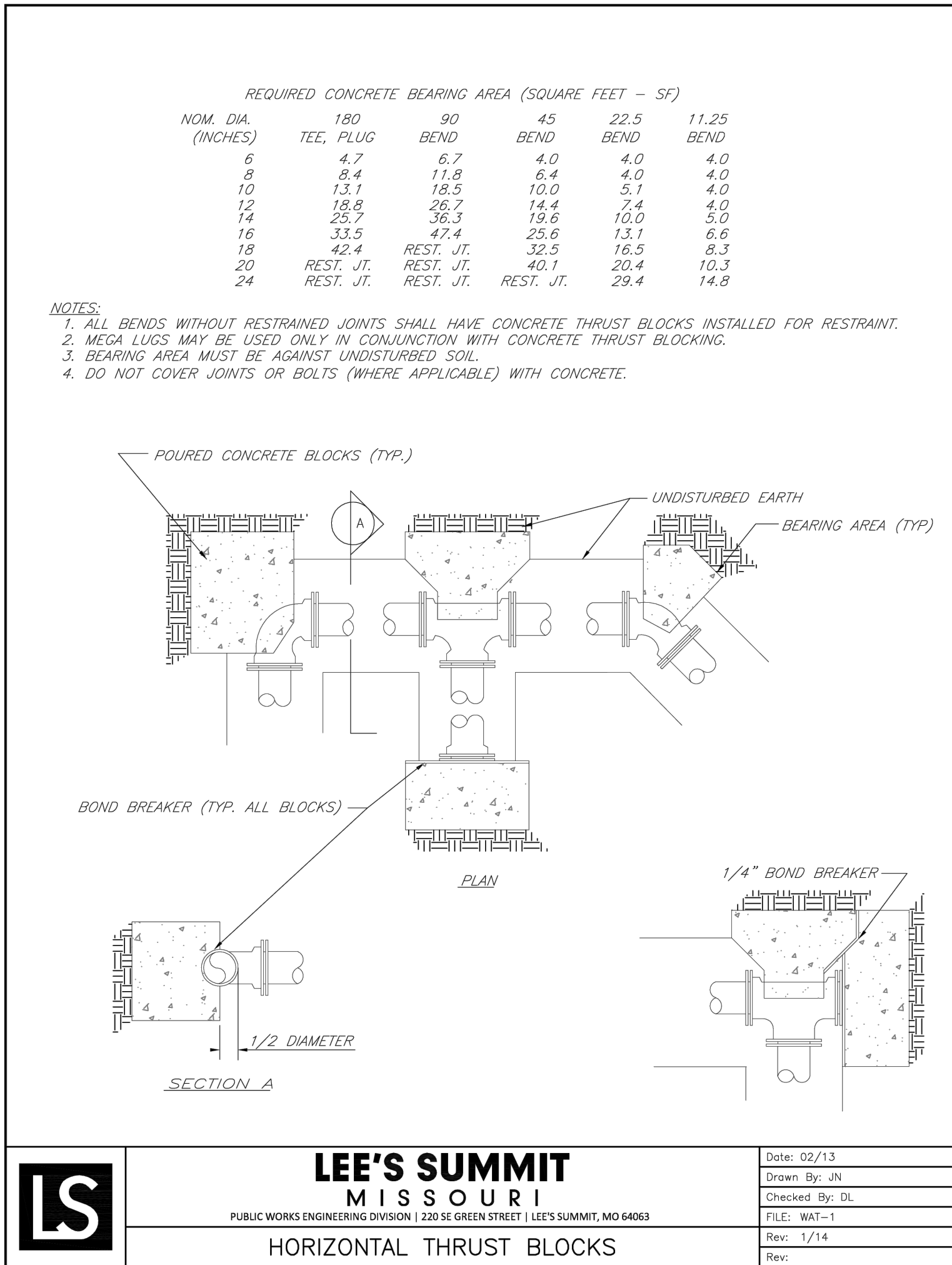
COVER SHEET
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



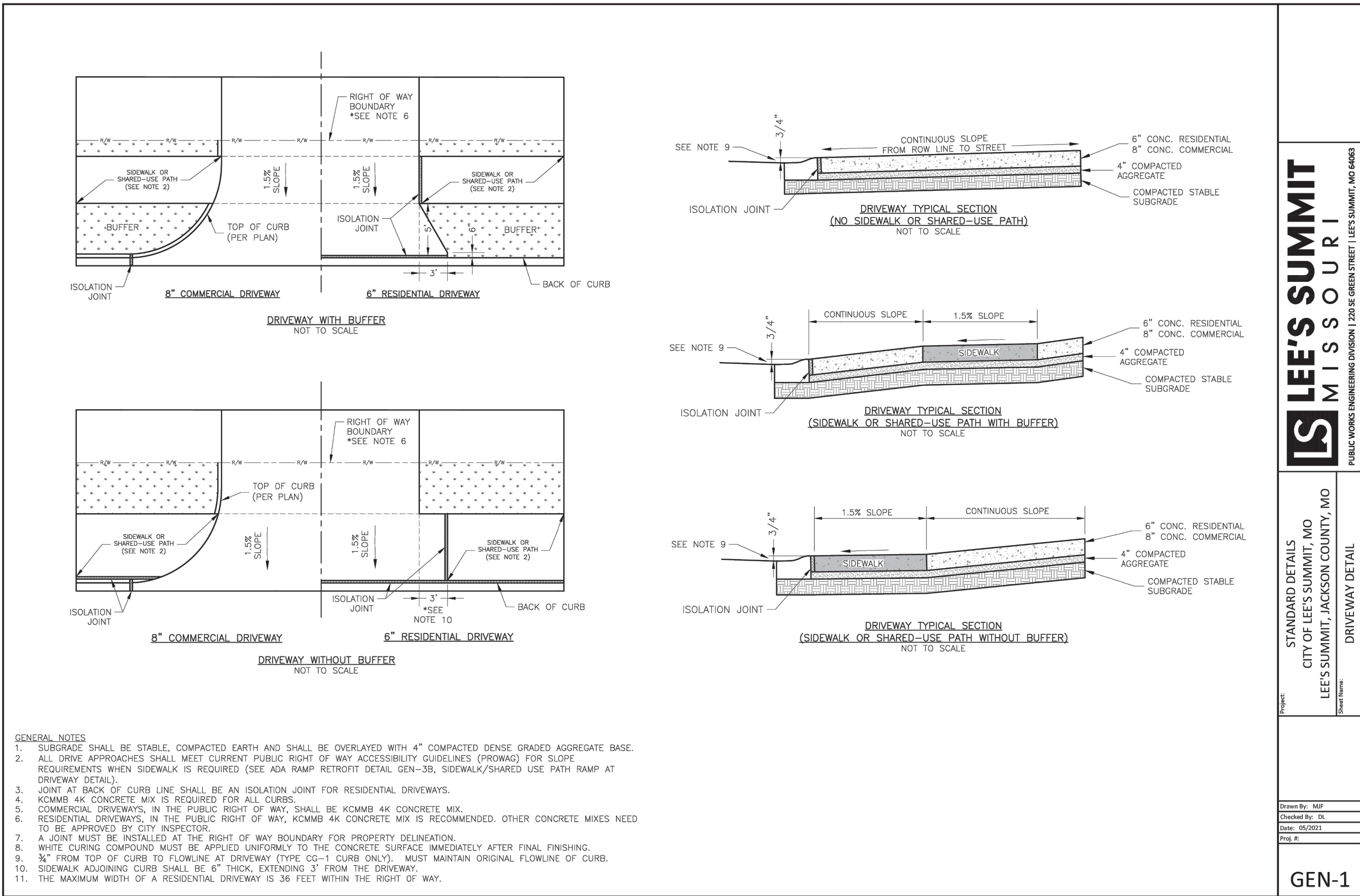
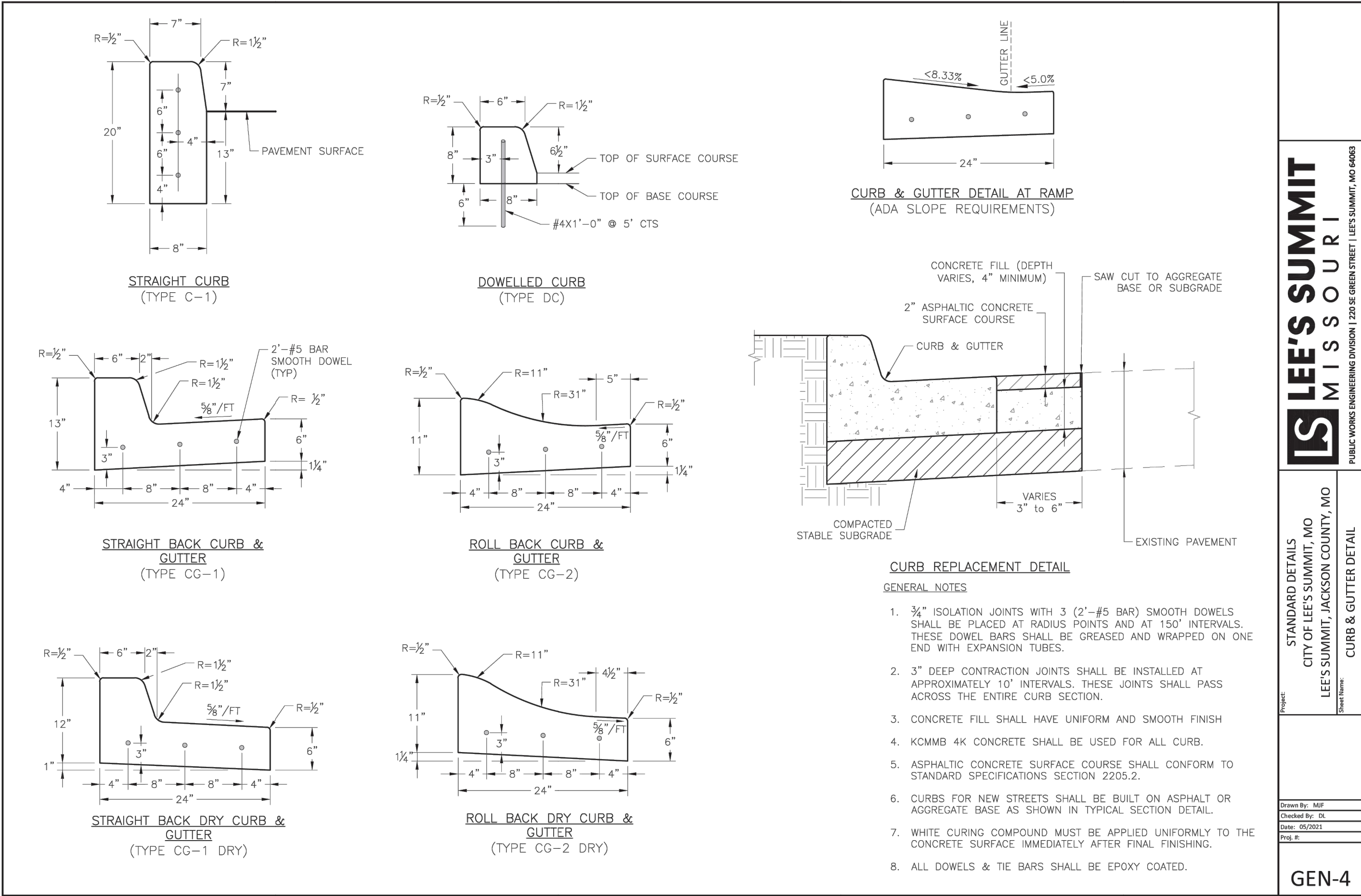
Matthew J. Schlacht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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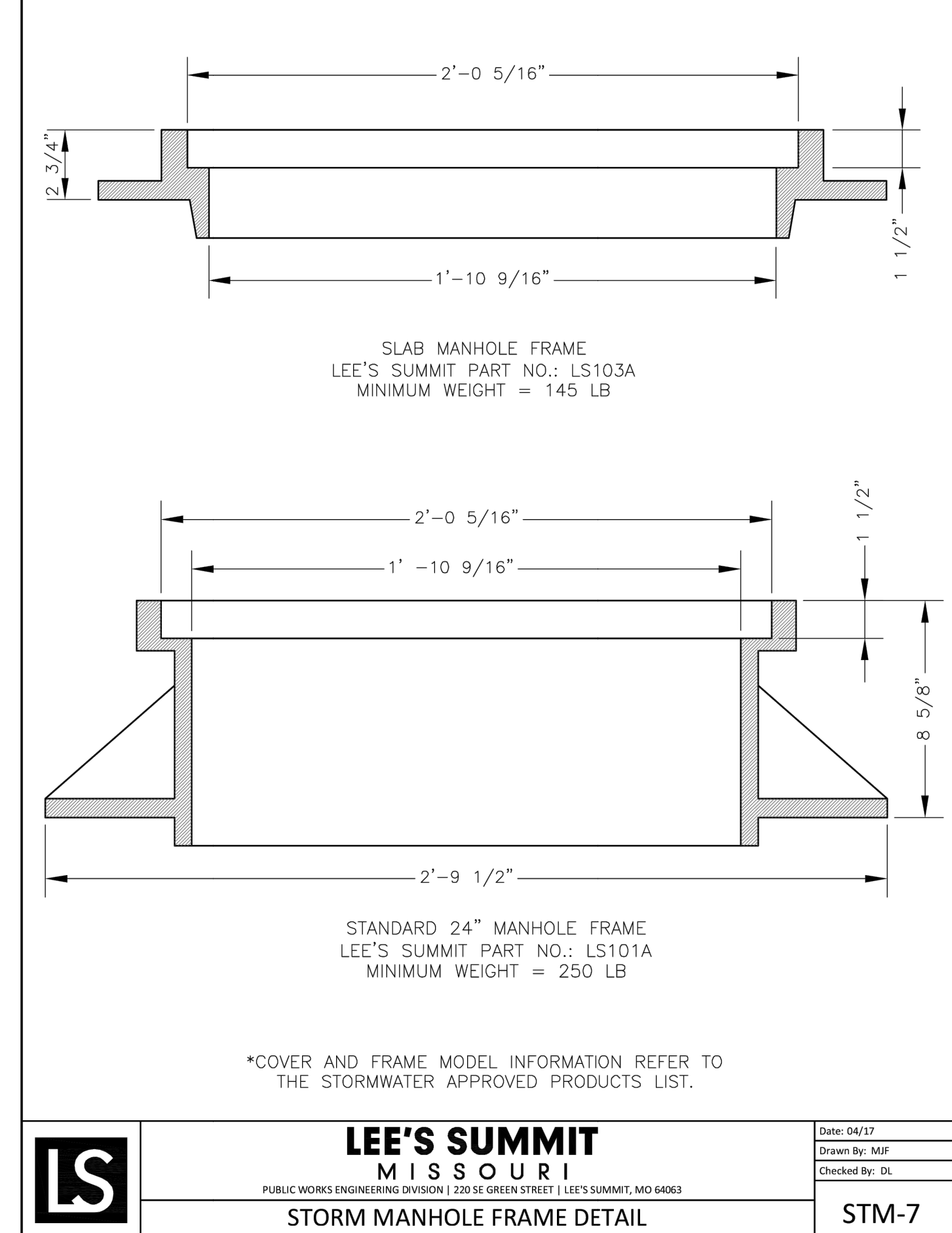
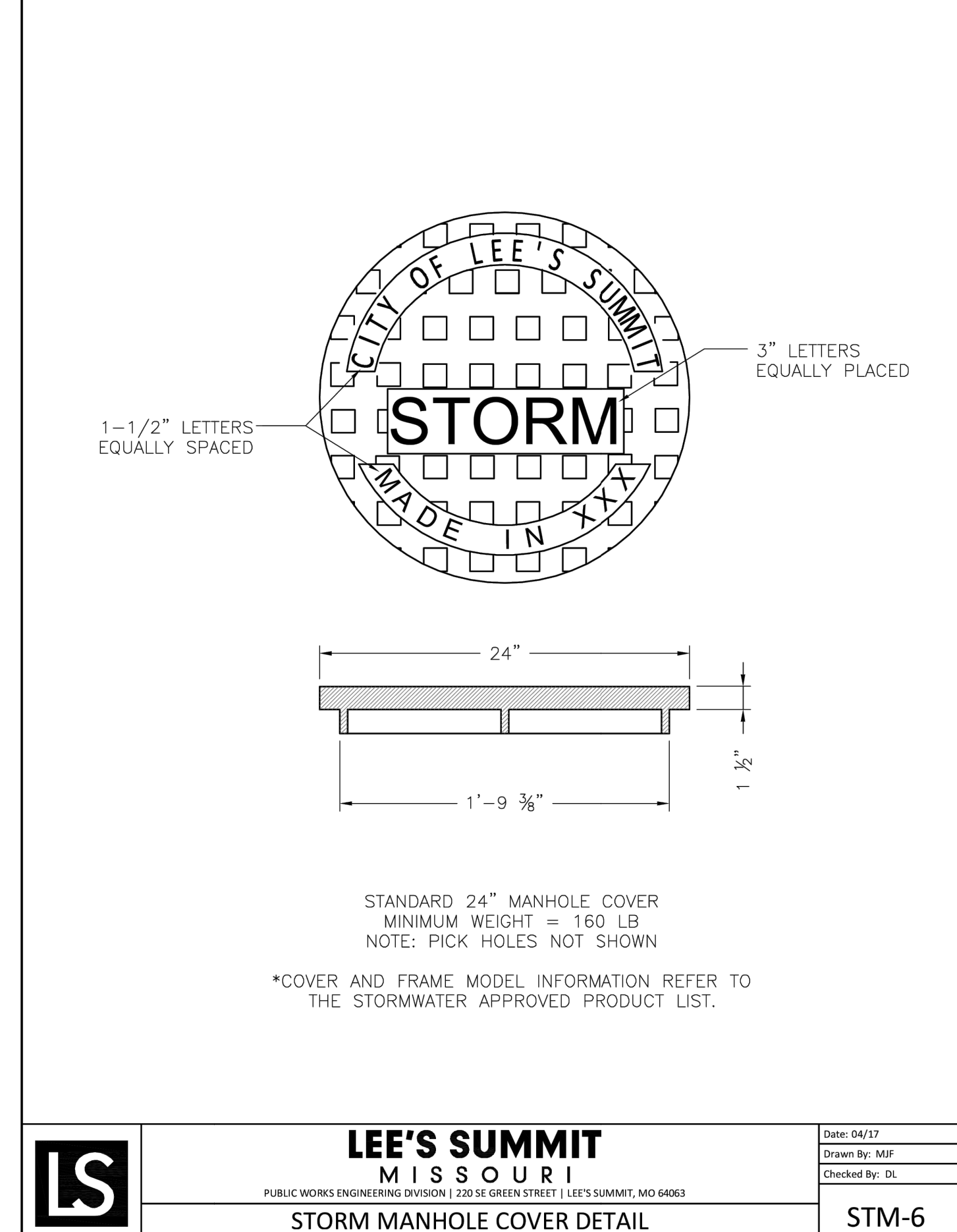
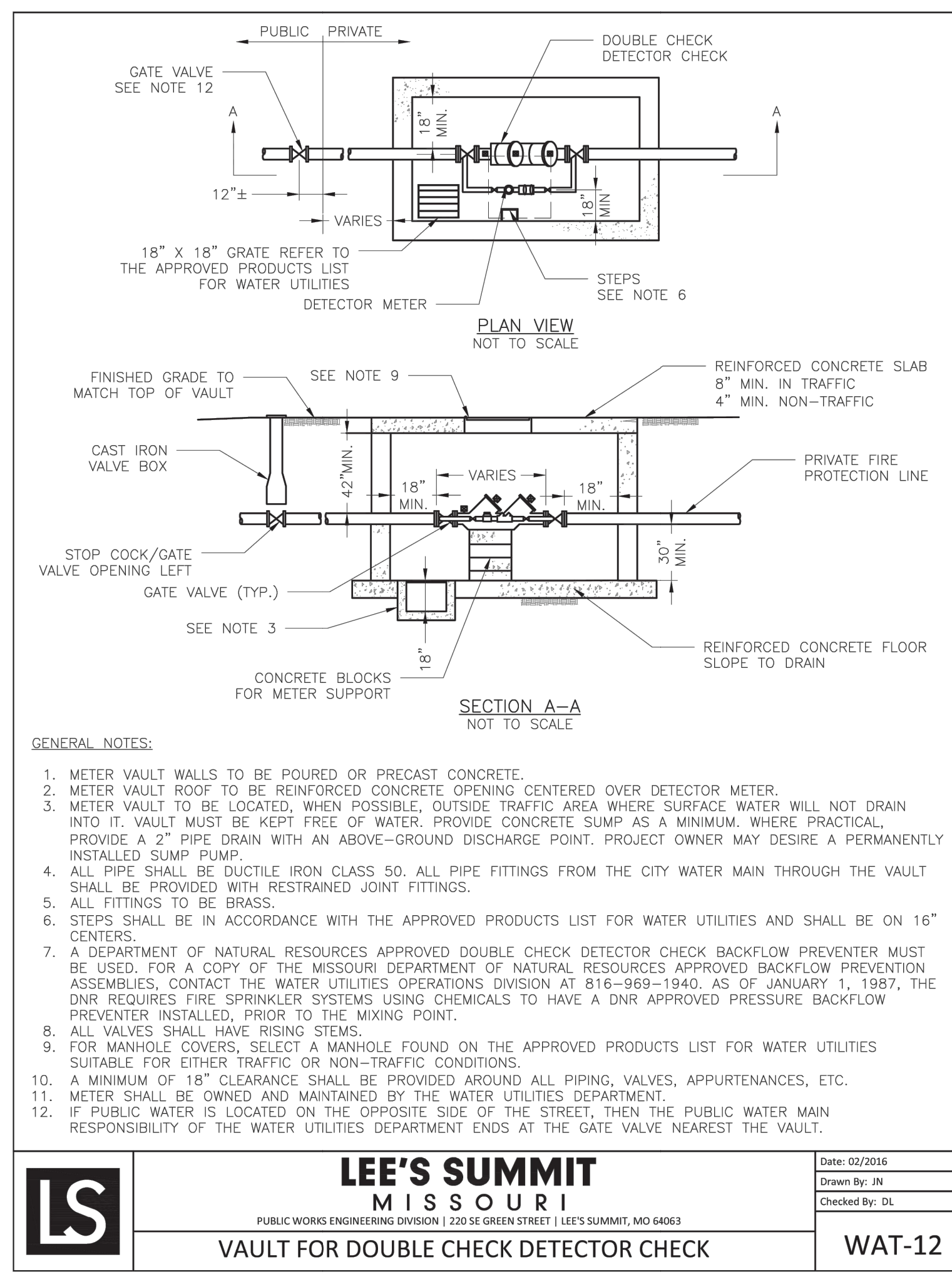
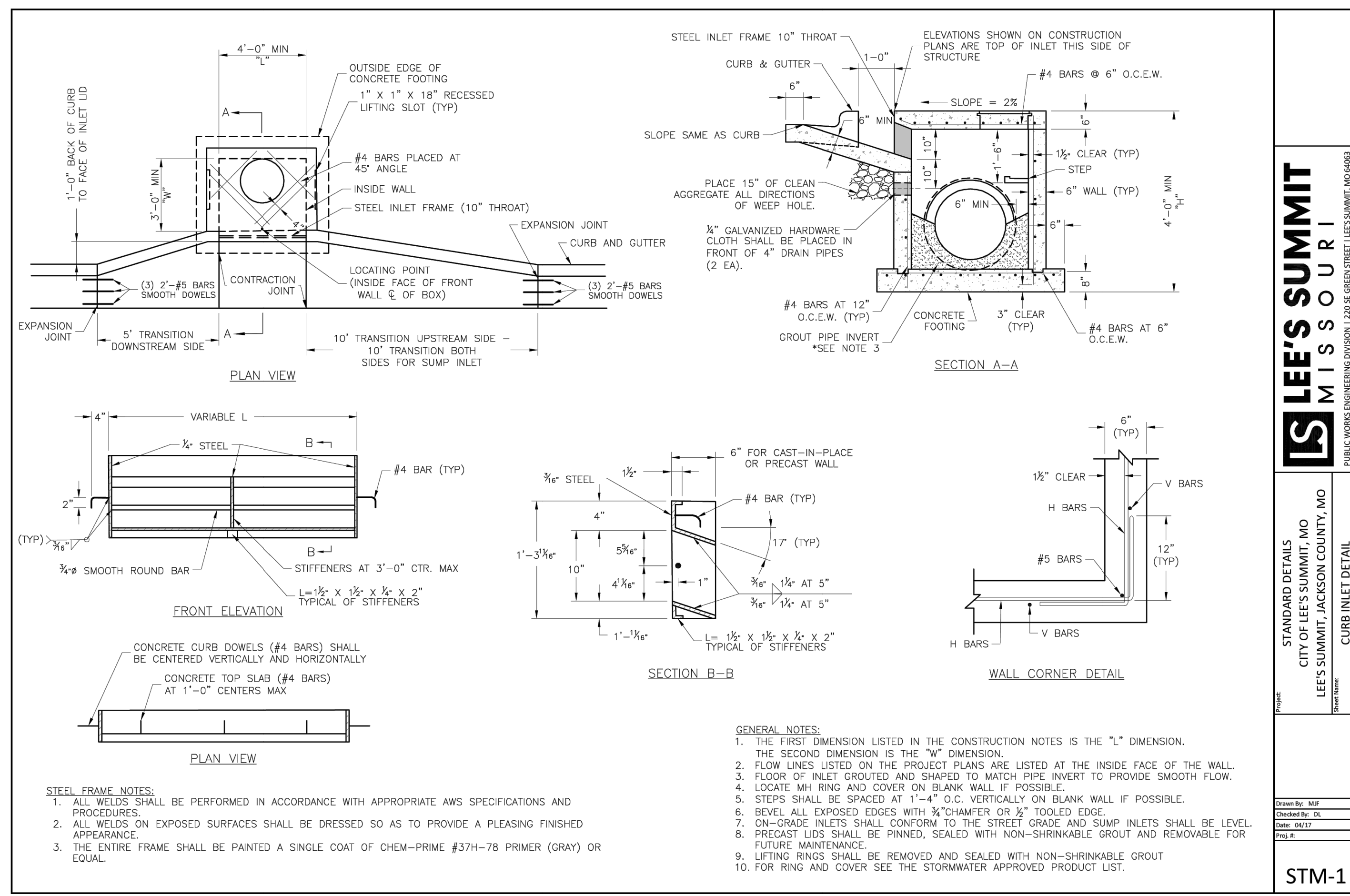
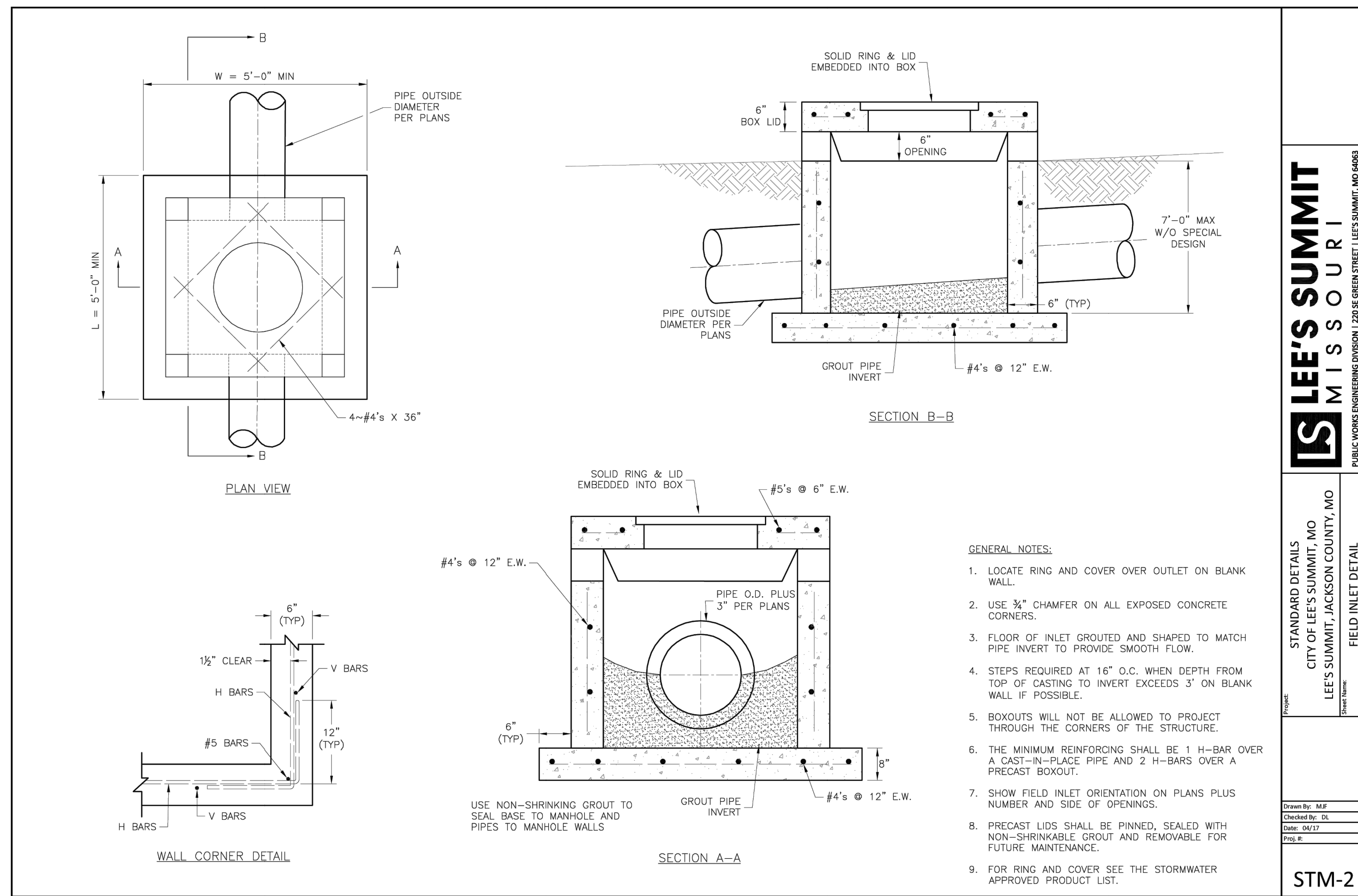




TRENCH AND BACKFILL DETAIL
N.T.S.

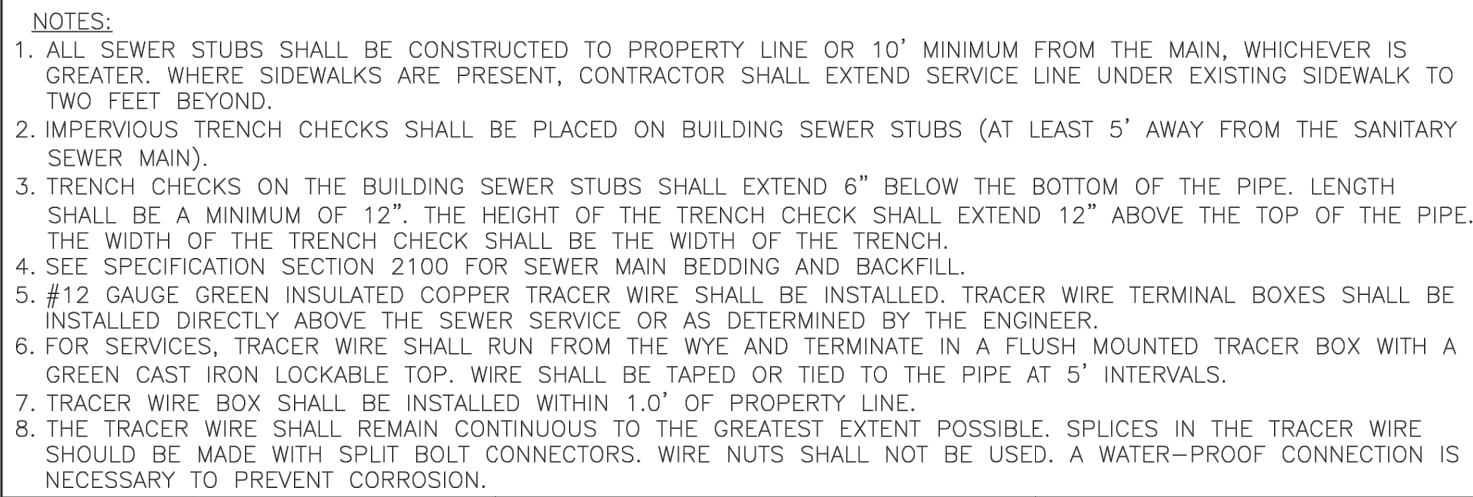
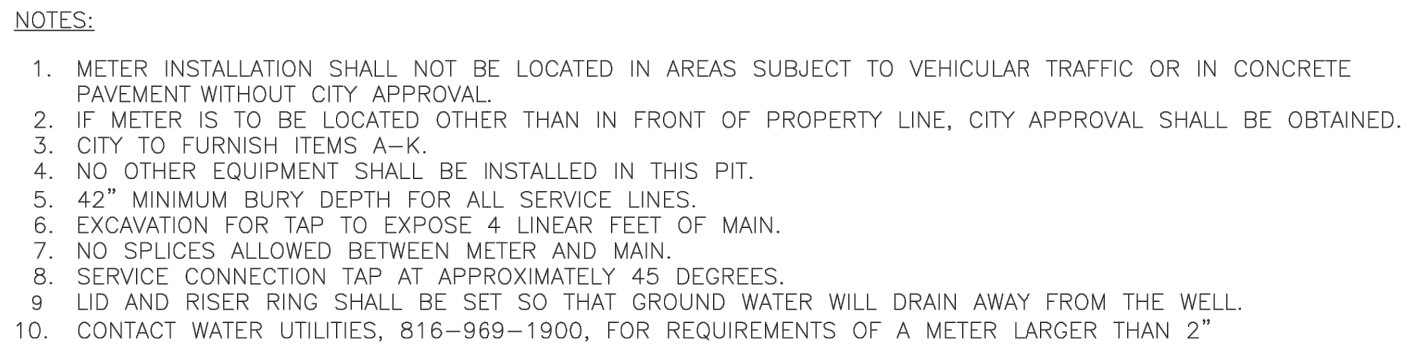


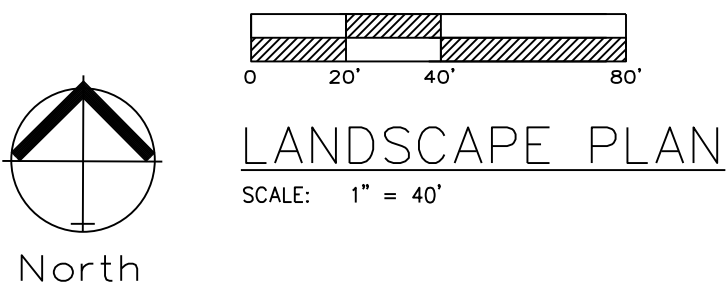
GENERAL NOTE:
1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



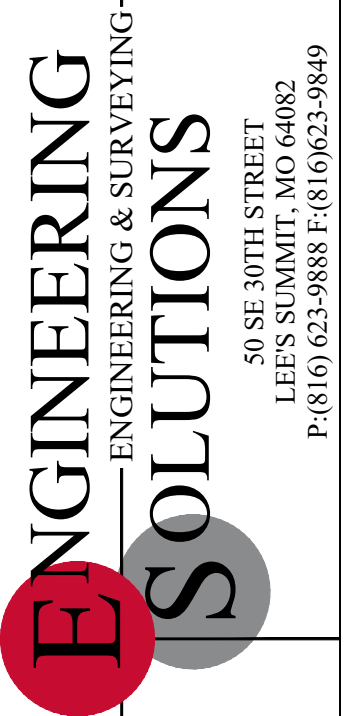


LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NW Sloan St) (East side of Street)	1 tree per 30 feet of street frontage	586 ft. of street frontage /30= 20 trees required	20 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Sloan St) (East side of Street)	1 shrub per 20 feet of street frontage	586 ft. of street frontage /20= 30 shrubs required	40 shrubs provided
14.090.A.1 Street Frontage Trees (NE Sycamore St) (East side of Street)	1 tree per 30 feet of street frontage	302 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Sloan St) (East side of Street)	1 shrub per 20 feet of street frontage	302 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	326,910 sq. ft. of total lot area minus 154,825 sq.ft. of bldg. & parking= 172,085 sq.ft. /5,000 x 2 = 68 shrubs	68 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	326,910 sq. ft. of total lot area minus 154,825 sq. ft. of bldg. & parking= 172,085 sq. ft./5,000 = 34 trees	34 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	93,810 sq. ft. of parking area x .05 = 4,690 sq. ft. of landscape parking lot islands required	10,407 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	98 linear feet/40 x 12 30 shrubs required.	30 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use CP-2
Adjoining use PO
Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

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

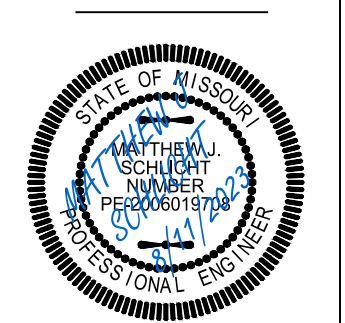
SYMBOL	QUANT.	KEY	NAME	SIZE
tree	46	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	44	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HL
tree	67	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	224	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: L&S STATION
LSMO
Issue Date:
August 11, 2023

LANDSCAPE PLAN
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

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 ARBORICULTURE DIVISION. PLANT MATERIAL STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIALS 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".
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 DROUGHT, WATER BALLS TO KEEP MOIST. LEAVES OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY, REPLY 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 TO ORIGINAL DEPTH.
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 NEAREST LEAF OR NODE. 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. ANY PLANTING MATERIALS THAT DIE OR ARE DAMAGED FOR ANY REASON, OTHER CAUSES OR THAT ARE UNHEALTHY OR UNSUITABLE 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 LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.

10. PLANT MATERIALS SHALL BE FREE OF DISEASES 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 MATERIAL MINIMUM, ASTM D5268.

11. PLANT MATERIALS TO BE INSTALLED SHALL BE PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

12. MULCH SHALL BE ALLOWED TO SETTLE FOR 30 DAYS PRIOR TO INSTALLATION. FOR 50D AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE. WATER GREATER THAN 1".

13. PLANT MATERIALS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEEED 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 PAVEMENT OR CURB.

16. EXISTING 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 AT OWNERS RISK.

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 LOCATED 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 BALBES 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.

N.T.S.

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