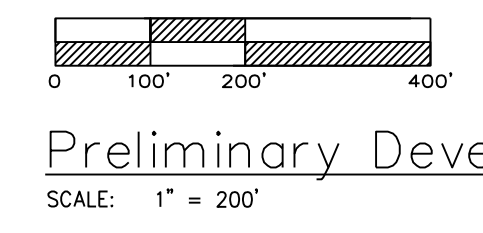


OLDHAM VILLAGE PHASE 2

Preliminary Development Plan

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Preliminary Development Plan
SCALE: 1" = 200'

PROPERTY DESCRIPTION

Lot 1, Adeso Lots 1, 2 and 3 (ex pt taken for row)
and
Lots 1 and 2, Leland's Commercial Park, a subdivision in Lee's Summit, Jackson County, Missouri.
and
Tract 1, Metro Estates, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
and
Part of Lots 11 and 12, Clearview Acres, a subdivision in Lee's Summit, Jackson County, Missouri

Site Impervious Area

Total Area 45.41 acres (1,978,094.49 sq. ft.)
Right of Way 3.83 acres (166,754.98 sq. ft.)

Proposed Site Lot	Area (Ac)	Building Area / Residential Units	FAR / Density	Use
11	2.43	11,370 sf	%	Commercial Drive Thru
12	1.21	3,762 sf	%	Commercial Drive Thru
13	0.97	3,762 sf	%	Commercial Drive Thru
14	1.16	5,172 sf	%	Commercial Drive Thru
16	1.53	4,533 sf	%	Commercial Drive Thru
17	1.24	5,025 sf	%	Commercial Drive Thru

Street	148,600 sq. ft.
Parking Lot	668,031 sq. ft.
Buildings	242,620 sq. ft.

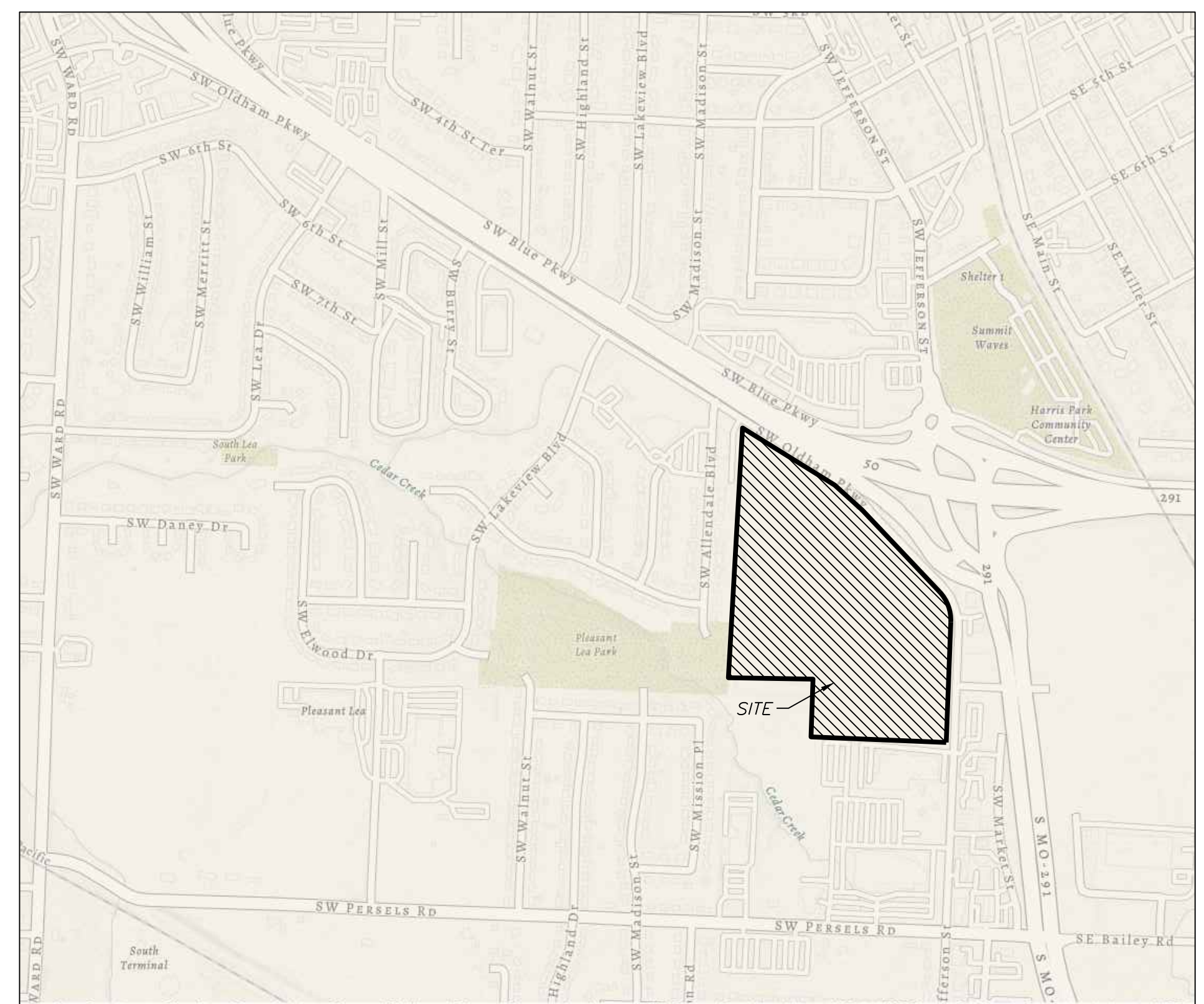
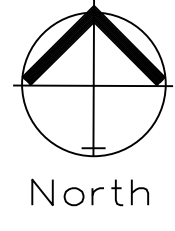
Impervious Area 1,059,251 sq. ft. (54% of Site)

Common Areas

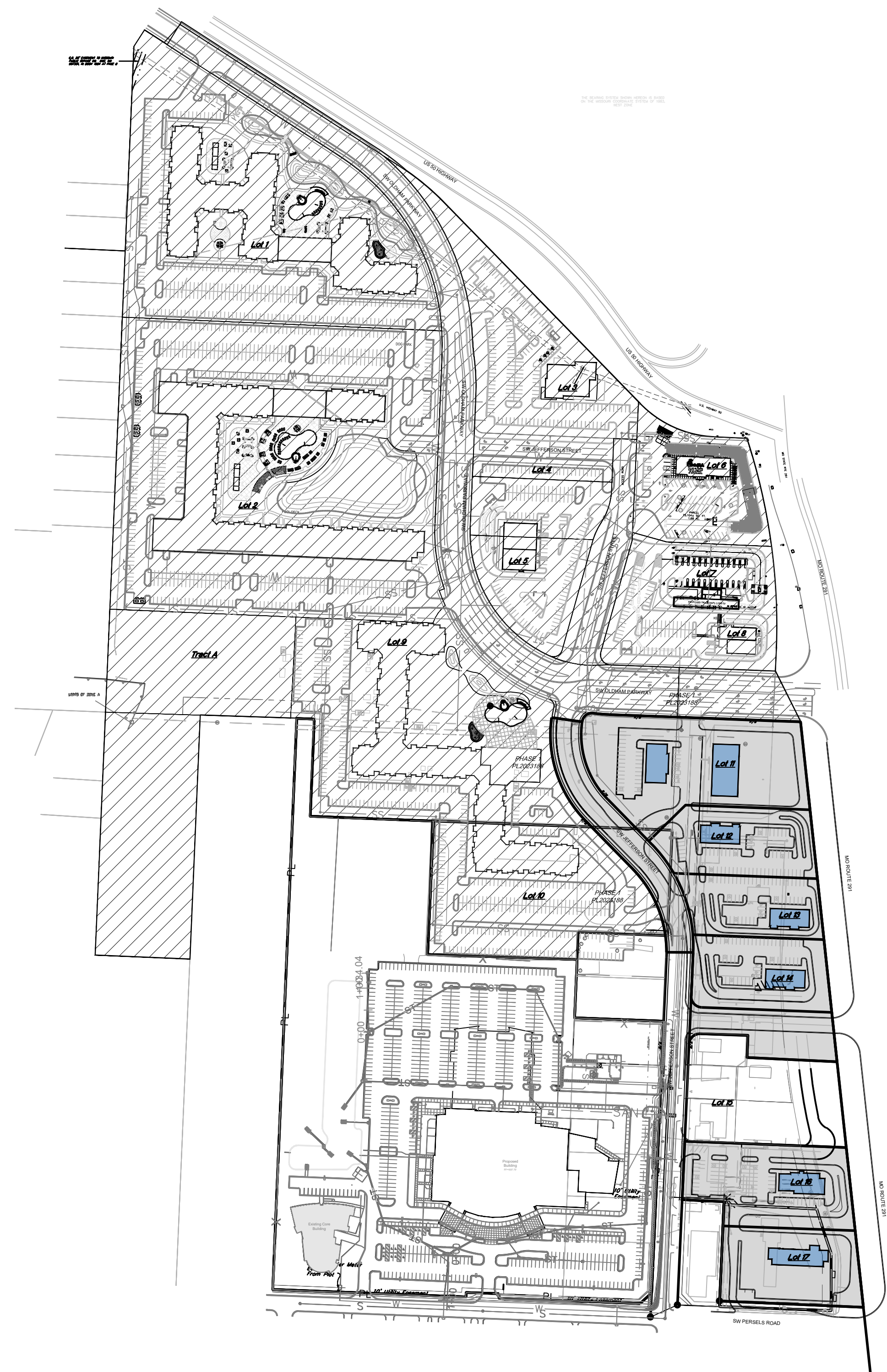
Tract A 5.10 acres (sf) Retention Area

Proposed Site Lot	Building Area / Residential Units	Parking Provided	Parking Ratio
11	11,370 sf	38	3.34 Spaces / 1,000 sf
12	3,762 sf	53	14.09 Spaces / 1,000 sf
13	3,762 sf	51	13.56 Spaces / 1,000 sf
14	5,172 sf	32	6.19 Spaces / 1,000 sf
16	4,533 sf	33	7.28 Spaces / 1,000 sf
17	5,025 sf	4	0.80 Spaces / 1,000 sf

Current Zoning: PMIX - Planned Mixed Use
Proposed Zoning: PMIX - Planned Mixed Use



Vicinity Map



INDEX OF SHEETS:

- C.100 ~ PRELIMINARY DEVELOPMENT PLAN
- C.101 ~ SITE PLAN OVERALL
- C.102 ~ SITE PLAN NORTH
- C.103 ~ SITE PLAN SOUTH
- C.200 ~ GRADING PLAN NORTH
- C.201 ~ GRADING PLAN SOUTH
- C.300 ~ STORM SEWER PLAN NORTH
- C.301 ~ STORM SEWER PLAN SOUTH
- C.400 ~ SANITARY PLAN NORTH
- C.401 ~ SANITARY PLAN SOUTH
- C.500 ~ WATER PLAN NORTH
- C.501 ~ WATER PLAN SOUTH
- L.100 ~ LANDSCAPE PLAN NORTH
- L.101 ~ LANDSCAPE PLAN SOUTH
- L.102 ~ LANDSCAPE PLAN DETAILS

Site Improvement Notes

- Sanitary Sewer Improvements**
- The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.
- Water Main Improvements**
- The existing 16" water main located on the east side of SE M 291 HWY.

Storm Sewer

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

Storm Water Detention

- The site will utilize onsite storm detention

Common Area

- HOA will be responsible for all maintenance

LEGEND:

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	—X—X—	
Existing Gas Main	—GAS—	
Existing Water Main	-X-W/M-----X-W/M-----	
Existing Storm Sewer	-X-STM-----X-STM-----	
Existing Sanitary Sewer	-X-SAN-----X-SAN-----	
Existing Underground Telephone	—UGT—	—UGT—
Existing Overhead Power	—OHE—	
Proposed Storm Sewer	—ST—ST—ST—	
Proposed Sanitary Sewer	—SS—SS—	
Proposed Underground Power	—UGT—	—UGT—
Proposed Gas Service	—gas—	
Proposed 8" D.I.P. Water	—W—	
Proposed Electrical Service	—UGP—	—UGP—

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

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.

SURVEY AND PLAT NOTES:

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. 29095C0419G EFFECTIVE DATE: JANUARY 20, 2017.

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 PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

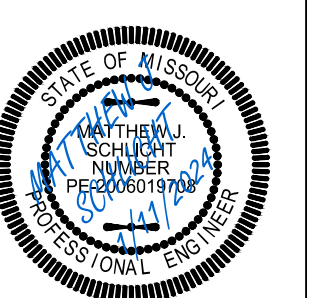
- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS 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.



Professional Registration
Missouri
Engineering 2005602188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: Oldham Village
Issue Date: January 11, 2024
Lee's Summit, Jackson County, Missouri

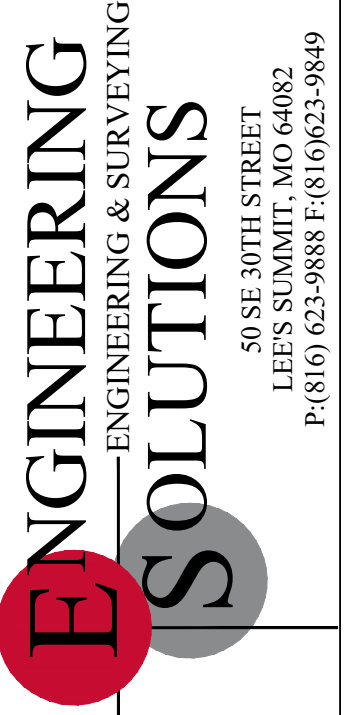
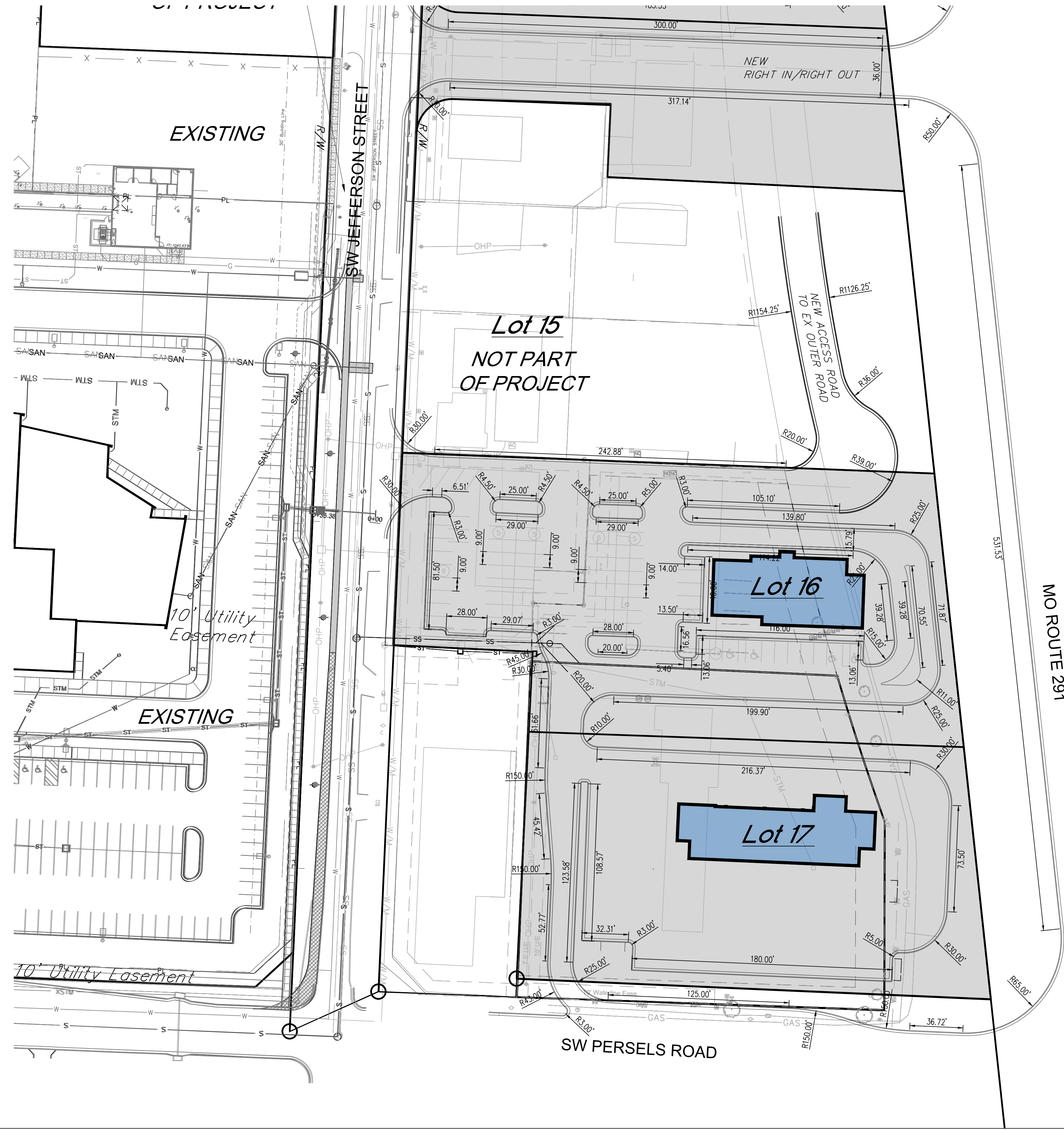
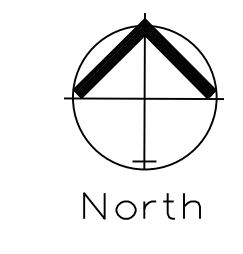
Preliminary Development Plan
Phase 2 Preliminary Development Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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

REVISIONS

SITE PLAN SOUTH
SCALE: 1" = 40'

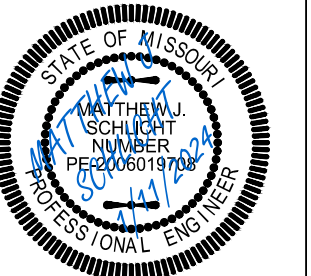


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Lee's Summit, Jackson County, Missouri

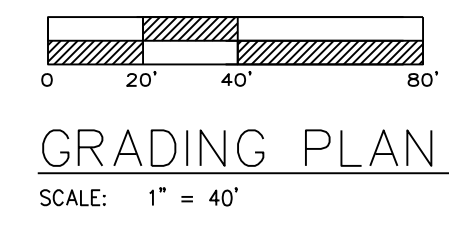
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Phase 2 Preliminary Development Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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GRADING PLAN NORTH
SCALE: 1" = 40'

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.



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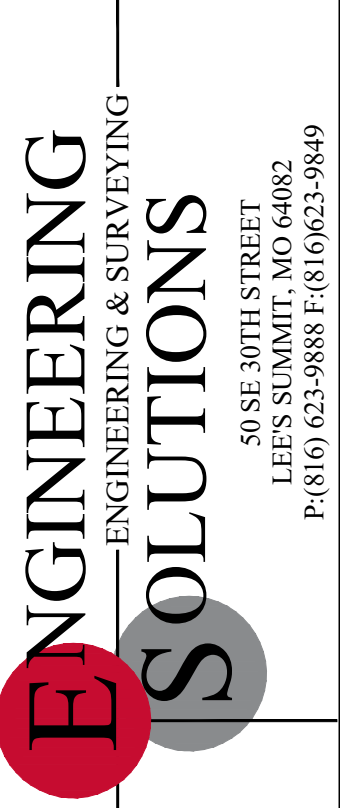
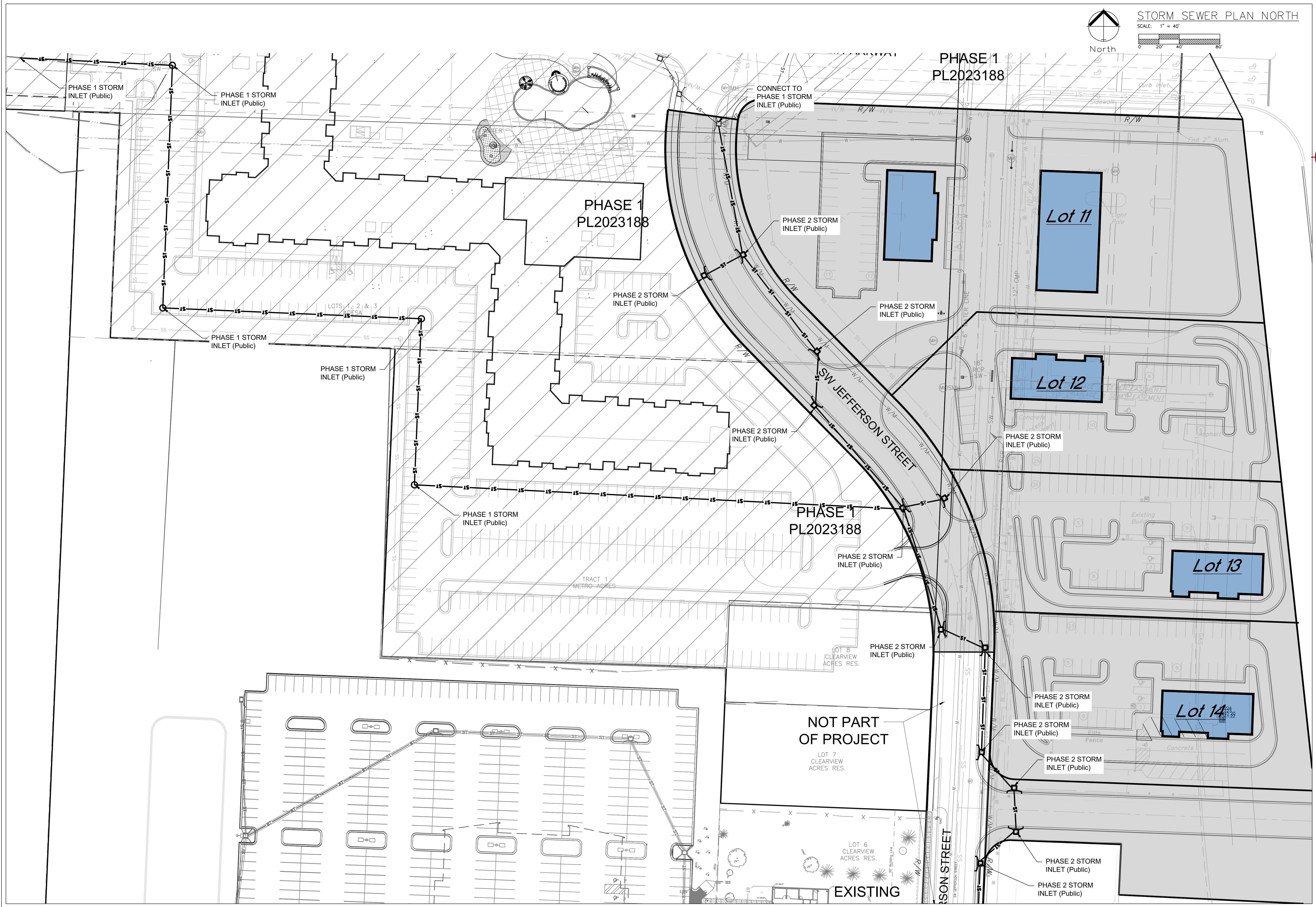
Project:
OLDHAM VILLAGE
Issue Date:
January 11, 2024

Grading Plan
Phase 2 Preliminary Development Plans for:
Oldham Village
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 Surveying 200500318-D
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Project: Oldham Village
 Issue Date: January 11, 2024
 Storm Sewer Plan
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Storm Sewer Plan
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

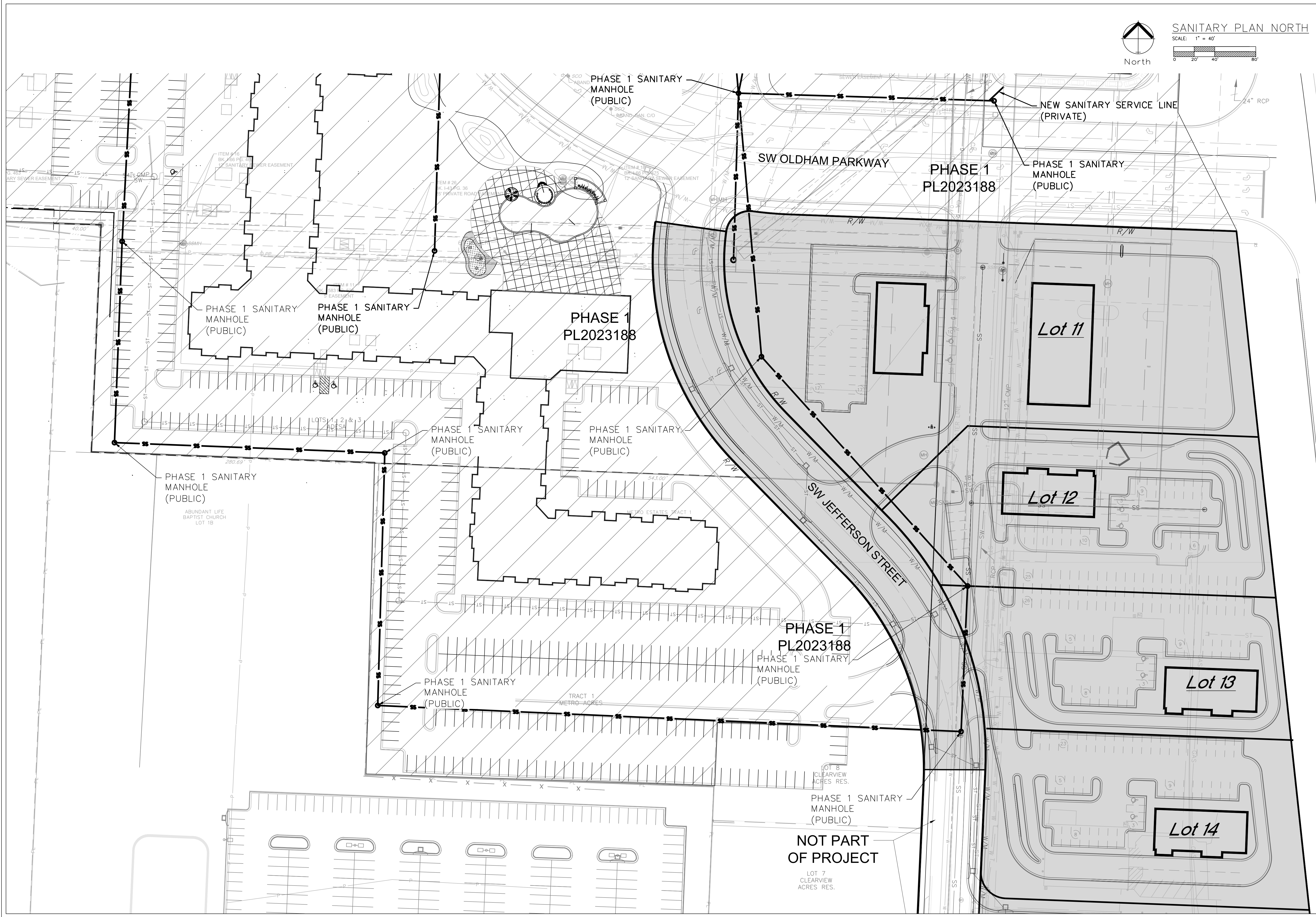


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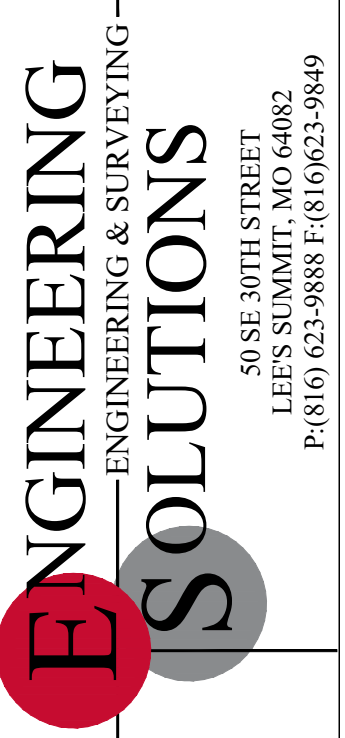
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No.	Description

C. 300



SANITARY PLAN NORTH
 SCALE: 1" = 40'
 0 20' 40' 80'



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

Project:
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 Issue Date:
 January 11, 2024

Sanitary Plan
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 Lee's Summit, Jackson County, Missouri

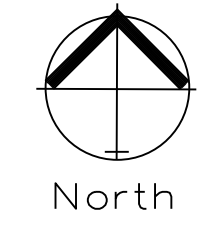
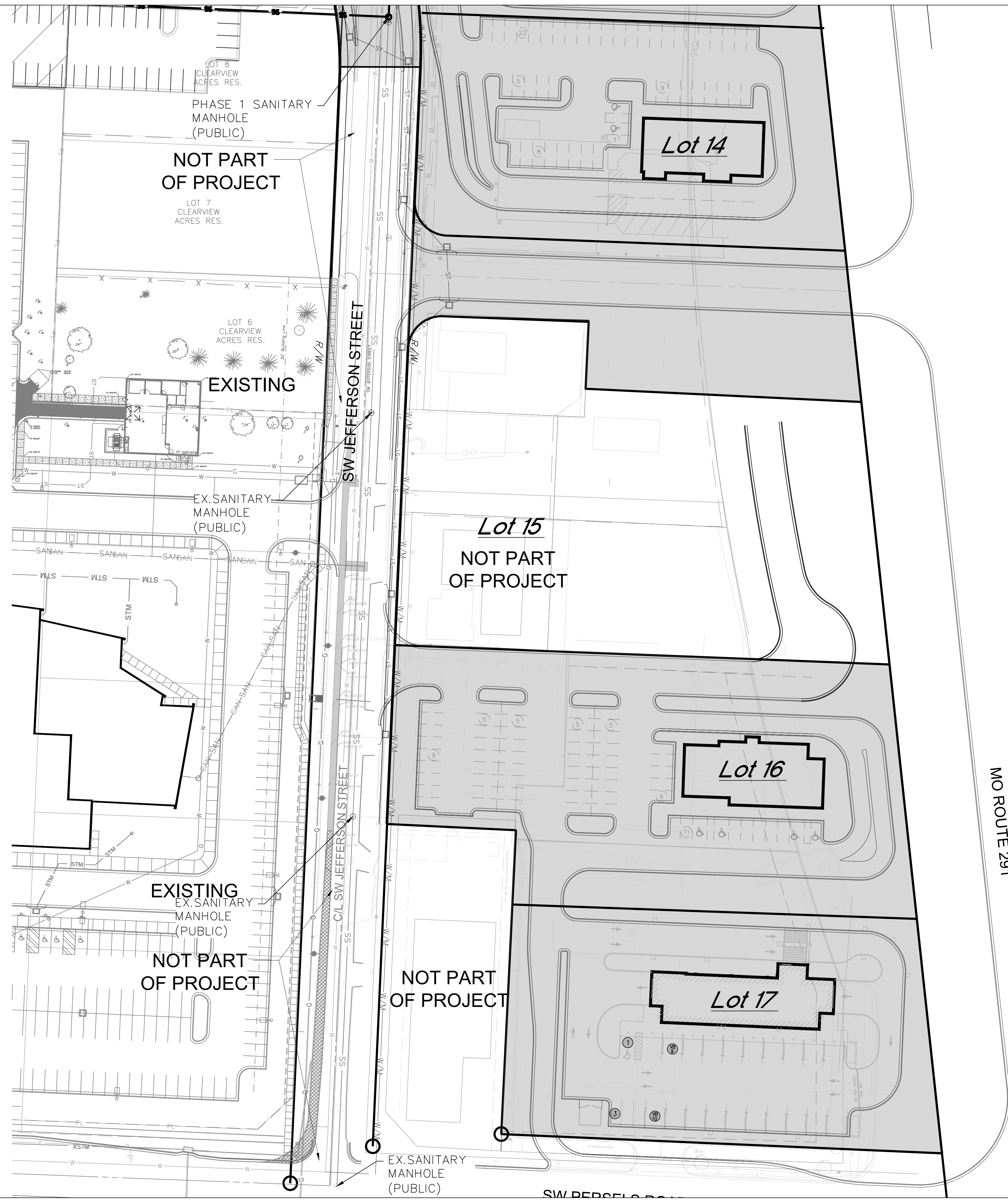
Project:
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Sanitary Plan
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071
 OK PE 23226

NO.	REVISIONS

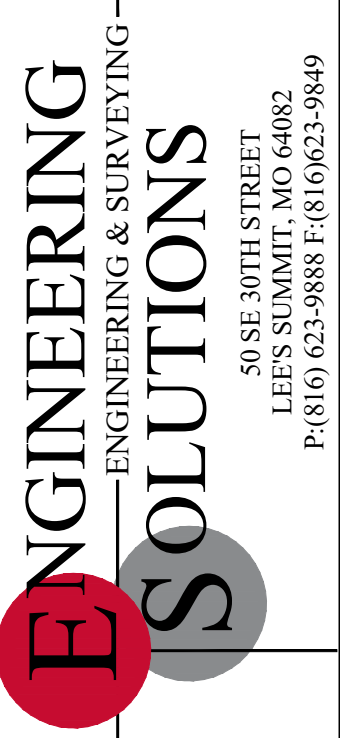


SANITARY PLAN SOUTH

SCALE: 1" = 40'

LEGEND:

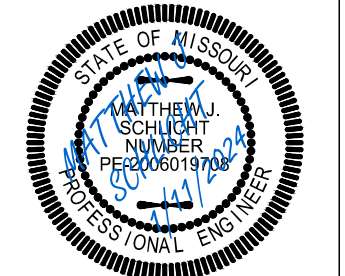
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Existing Conc. Curb & Gutter	=====
Existing Wood Fence	-X-X-
Existing Gas Main	—GAS— GAS—
Existing Water Main	-X-W/M- -X-W/M-
Existing Storm Sewer	-X-STM- -X-STM-
Existing Sanitary Sewer	-X-SAN- -X-SAN-
Existing Underground Telephone	—UGT— UGT—
Existing Overhead Power	—OHE—
Proposed Storm Sewer (Private)	—ST— ST—
Proposed Storm Sewer (Public)	—S— S—
Proposed Sanitary Sewer	—SS— SS—
Proposed Underground Power	—UGT— UGT—
Proposed Gas Service	—GAS—
Proposed 8" D.I.P. Water	—W—
Proposed Electrical Service	—UGP— UGP—



Professional Registration
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 Surveying LS-218
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 Engineering 6254
 Nebraska
 Engineering CA2821

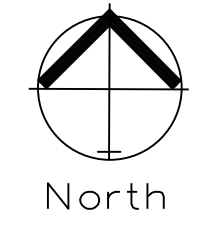
Project:
 OLDFHAM VILLAGE
 Issue Date:
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Sanitary Plan
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
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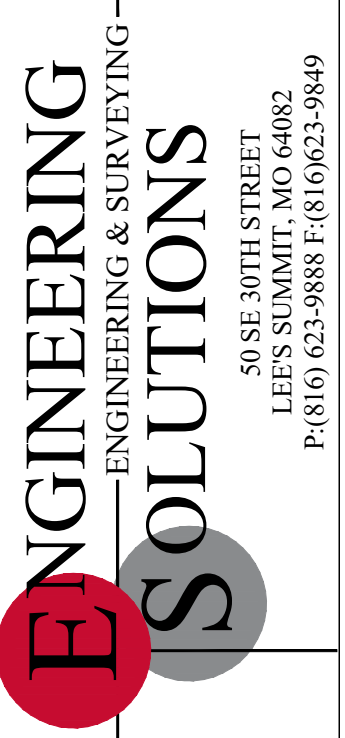
REVISIONS



WATER PLAN NORTH
SCALE: 1" = 60'
0 30' 60' 120'

LEGEND:

Existing Underground Power	—UGP— UGP—
Existing Conc. Curb & Gutter	=====
Existing Wood Fence	-X-X-
Existing Gas Main	—GAS— 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 (Private)	—ST— ST—
Proposed Storm Sewer (Public)	—S— S—
Proposed Sanitary Sewer	—SS— SS—
Proposed Underground Power	—UGT— UGT—
Proposed Gas Service	—GAS—
Proposed D.I.P. Water	—W—
Proposed Electrical Service	—UGP— UGP—



Professional Registration
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Surveying 200500519-D
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Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

Project:
Oldham Village
Issue Date:
January 11, 2024

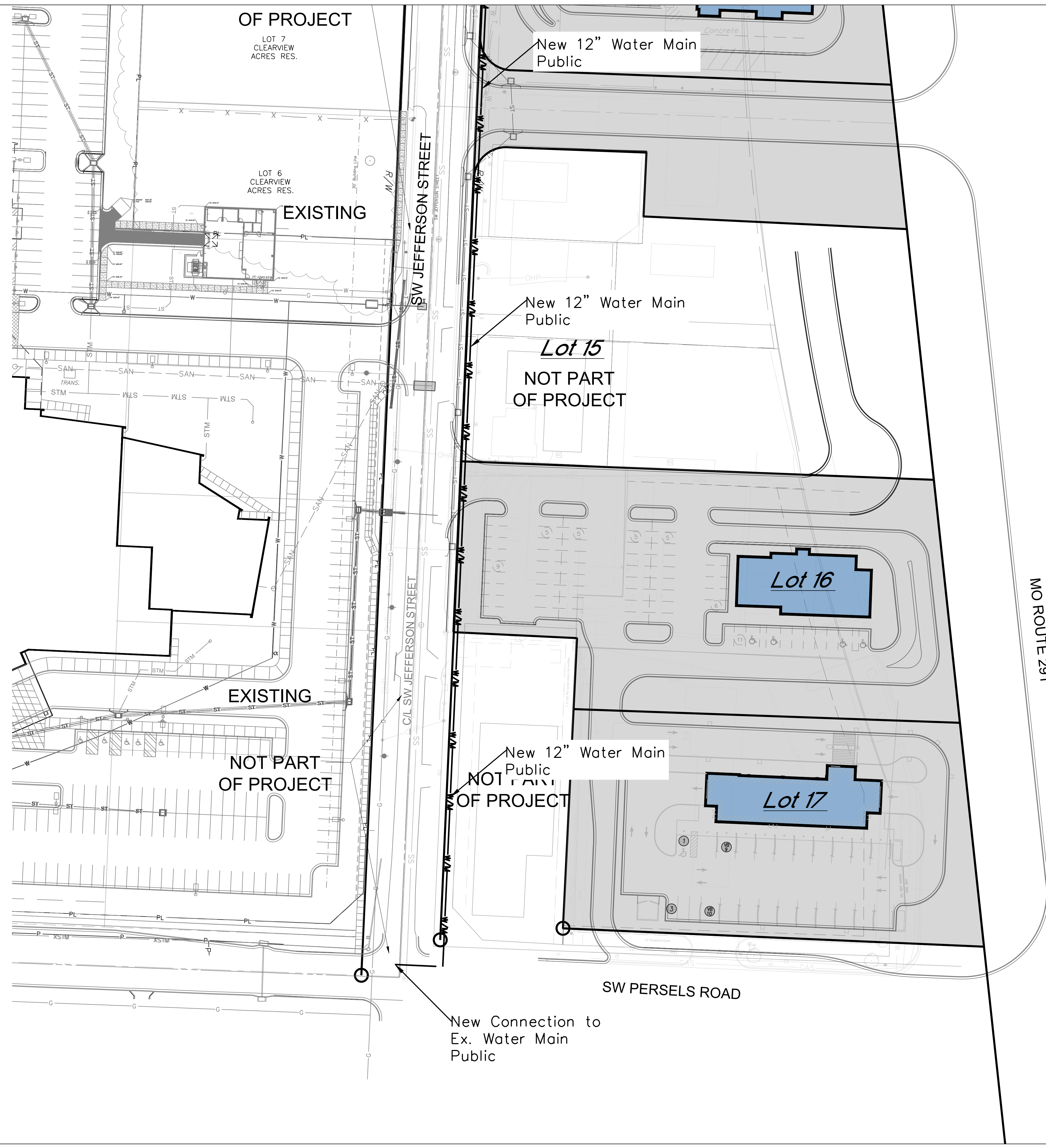
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Water Utility Plan - North
Phase 2 Preliminary Development Plans for:
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

REVISIONS



OF PROJECT

LOT 7
CLEARVIEW
ACRES RES.

LOT 6
CLEARVIEW
ACRES RES.

EXISTING

EXISTING

NOT PART
OF PROJECT

New 12" Water Main
Public

New 12" Water Main
Public

Lot 15
NOT PART
OF PROJECT

Lot 16

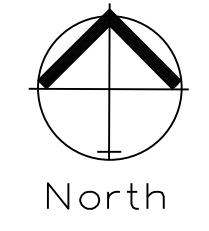
Lot 17

New 12" Water Main
Public
NOT PART
OF PROJECT

New Connection to
Ex. Water Main
Public

SW PERSELES ROAD

MO ROUTE 291

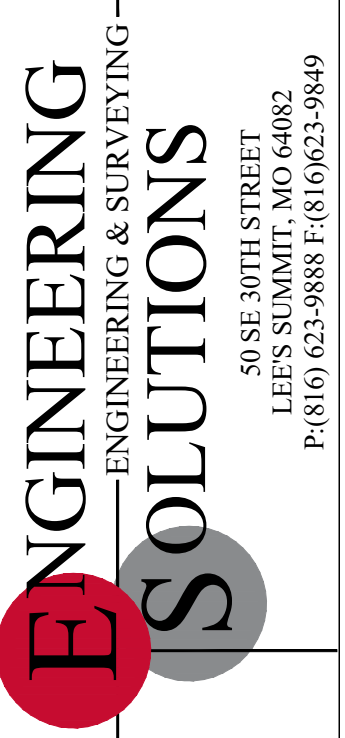


WATER PLAN NORTH

SCALE: 1" = 60'

LEGEND:

Existing Underground Power	—UGP— UGP—
Existing Conc. Curb & Gutter	=====
Existing Wood Fence	-X-X-
Existing Gas Main	—GAS— 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 (Private)	—ST— ST—
Proposed Storm Sewer (Public)	—S— S—
Proposed Sanitary Sewer	—SS— SS—
Proposed Underground Power	—UGT— UGT—
Proposed Gas Service	—GAS—
Proposed D.I.P. Water	—W—
Proposed Electrical Service	—UGP— UGP—

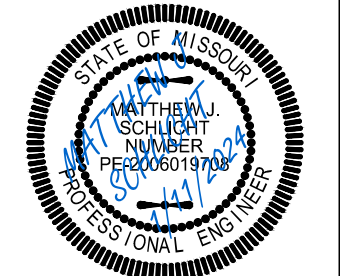


Professional Registration
Missouri
Engineering 2005022188-D
Surveying 20050319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
OLDHAM VILLAGE
Issue Date:
January 11, 2024

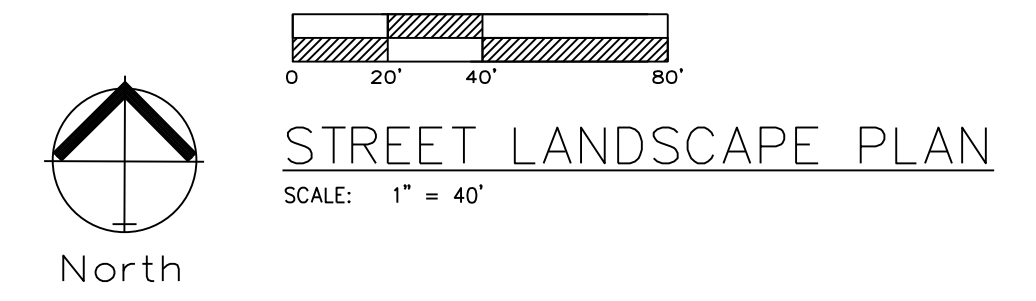
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Water Utility Plan - North
Phase 2 Preliminary Development Plans for:
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
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OK PE 25226

REVISIONS



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
8.790.A.1 Street Frontage Trees (SW PERSELS ROAD)	1 tree per 30 feet of street frontage	435 ft. of street frontage /30= 15 trees required	18 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW PERSELS ROAD)	1 shrub per 20 feet of street frontage	435 ft. of street frontage /20= 22 shrubs required	35 shrubs provided
8.790.A.1 Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage	1340 ft. of street frontage /30= 45 trees required	50 Trees Provided
8.790.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage	1340 ft. of street frontage /20= 67 shrubs required	73 shrubs provided
8.790.A.1 Street Frontage Trees (SW Oldham Pkwy)	1 tree per 30 feet of street frontage	450 ft. of street frontage /30= 15 trees required	23 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW Oldham Pkwy)	1 shrub per 20 feet of street frontage	450 ft. of street frontage /20= 23 shrubs required	39 shrubs provided
8.790.A.1 Street Frontage Trees (SW Jefferson Street)	1 tree per 30 feet of street frontage	1400 ft. of street frontage /30= 47 trees required	57 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW Jefferson Street)	1 shrub per 20 feet of street frontage	1400 ft. of street frontage /20= 70 shrubs required	98 shrubs provided
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area, excludes single family and duplex developments, excluding building.	500,456 sq. ft. of total lot area minus 33,624 sq. ft. of bldg. /5,000 x 2 = 187 shrubs	194 shrubs
8.790.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building.	500,456 sq. ft. of total lot area minus 33,624 sq. ft. of bldg. /5,000 = 93 trees	97 Provided
8.810. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	143,442 sq. ft. of parking area x .05 = 7,172 sq. ft. of landscape parking lot islands required	23,985 sq. ft.

* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	187	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
evergreen	107	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6" HL.
tree	346	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.
shrub	1025	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

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

Professional Registration
 Missouri
 Engineering 2005602188-D
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 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: OLDHAM VILLAGE
 Issue Date: January 11, 2024

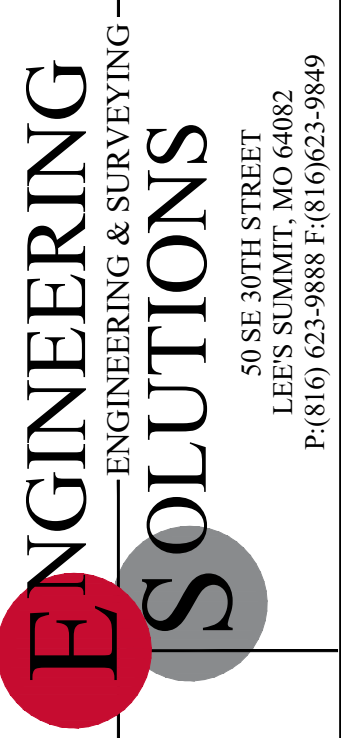
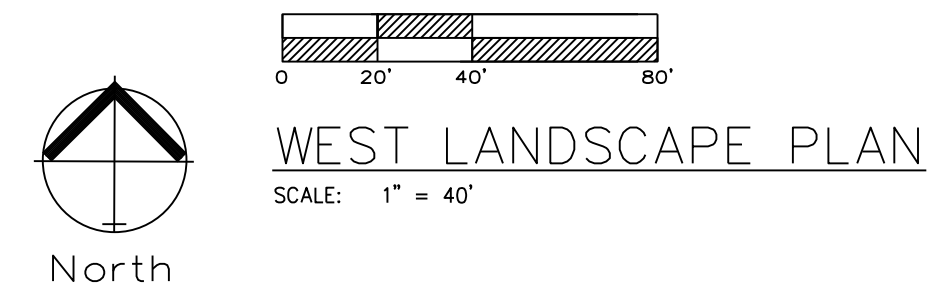
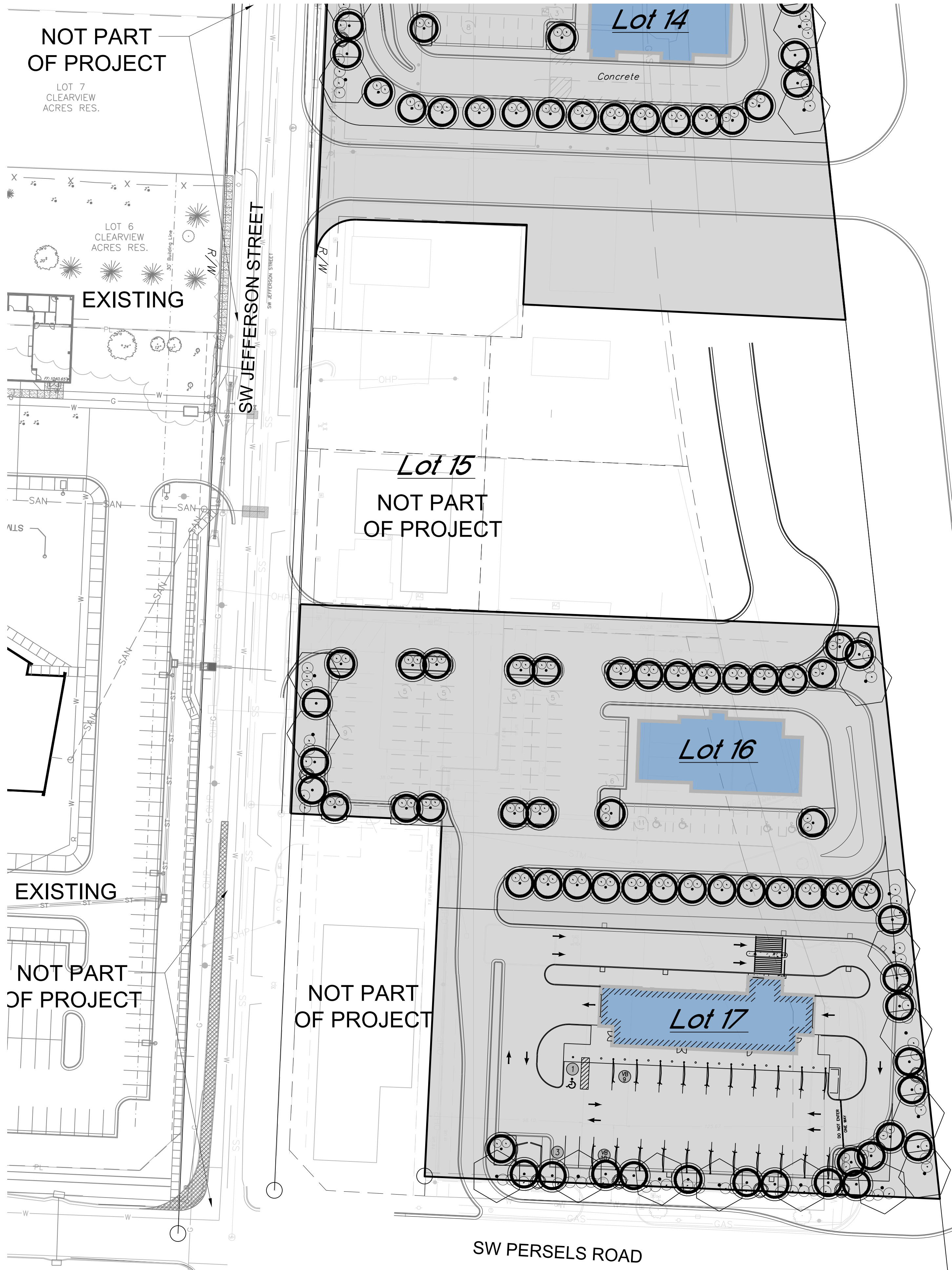
STREET LANDSCAPE PLAN
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

Oldham Village
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

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L.100



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 Surveying 200500319-D
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 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
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Project:
 Oldham Village
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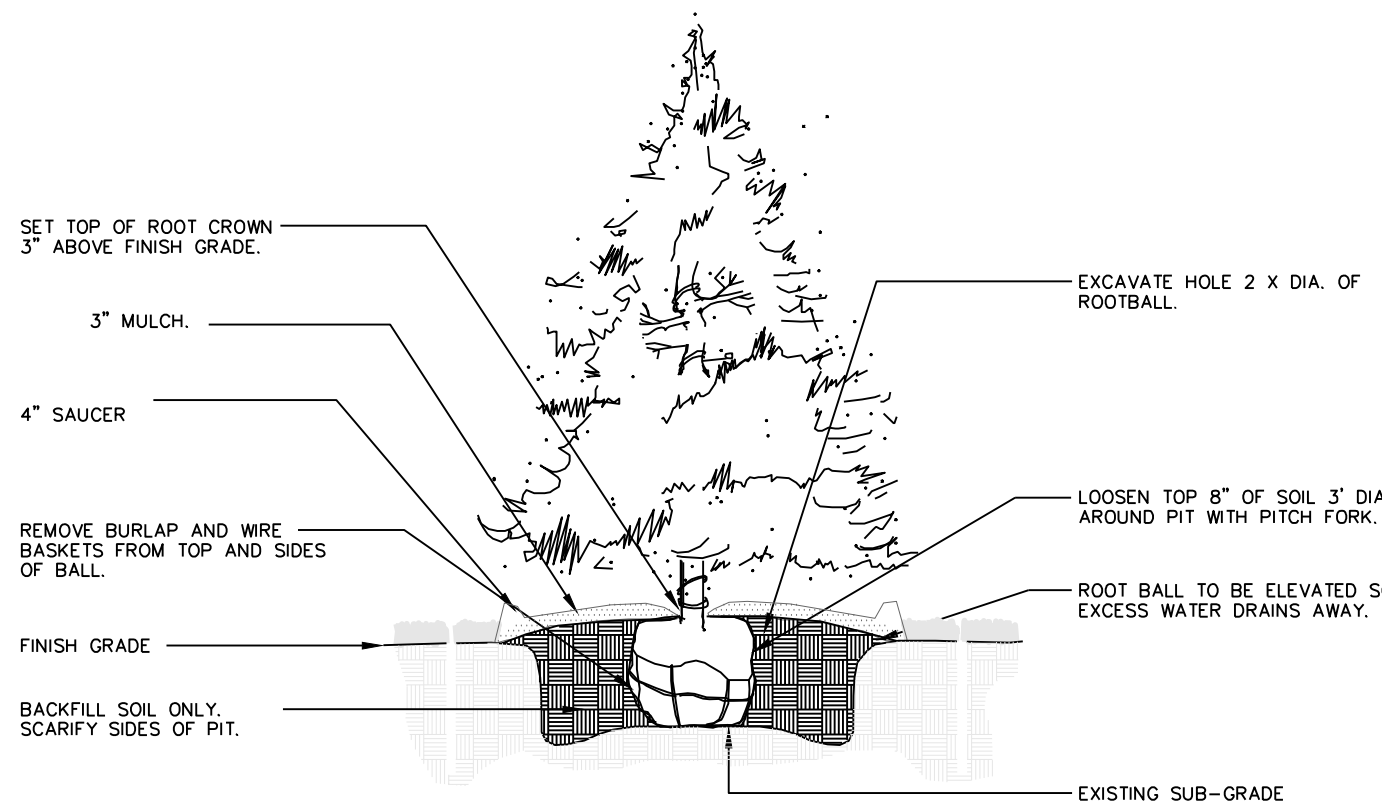
Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WEST LANDSCAPE PLAN
 Phase 2 Preliminary Development Plans for:
 Oldham Village
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

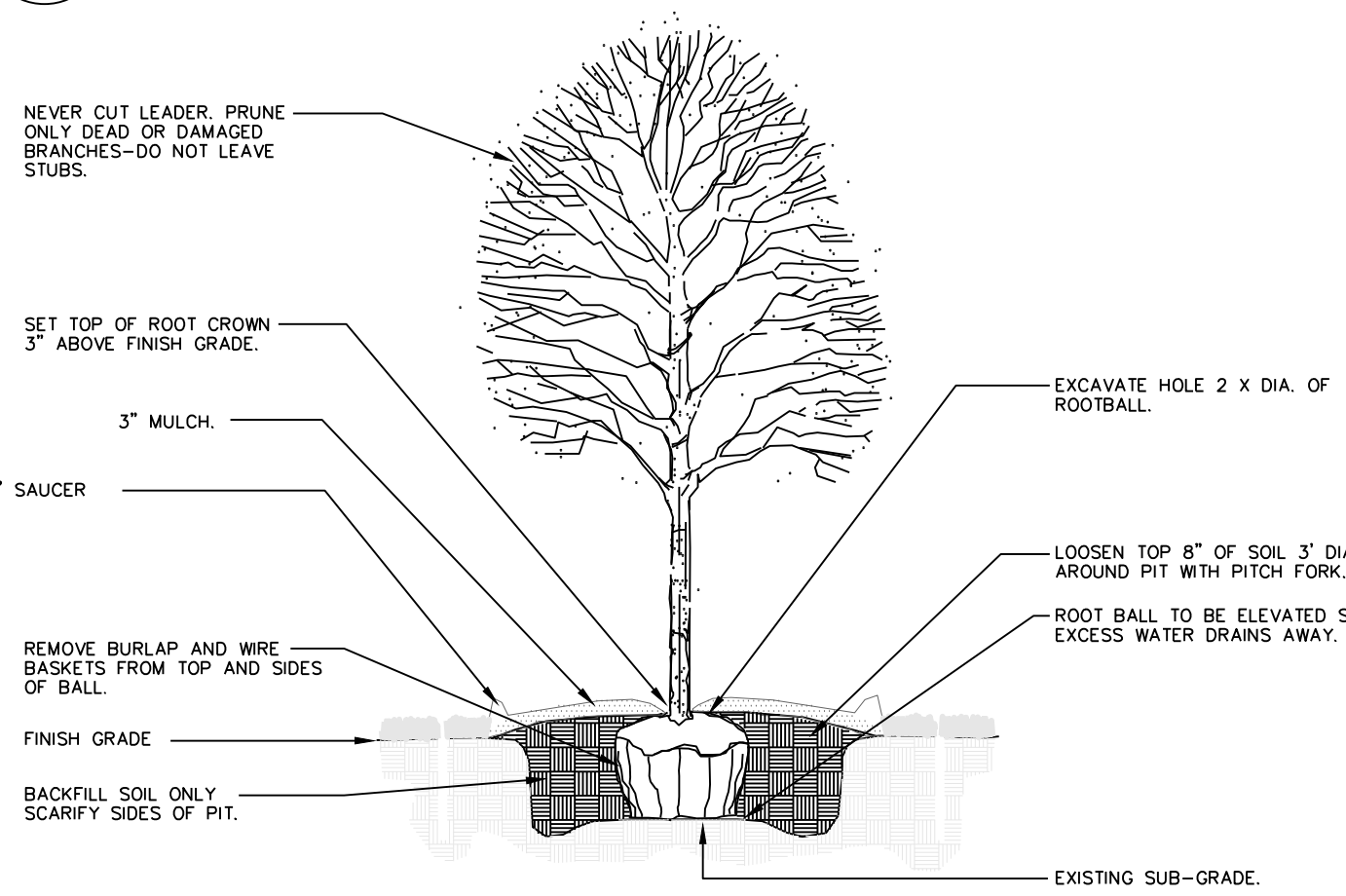


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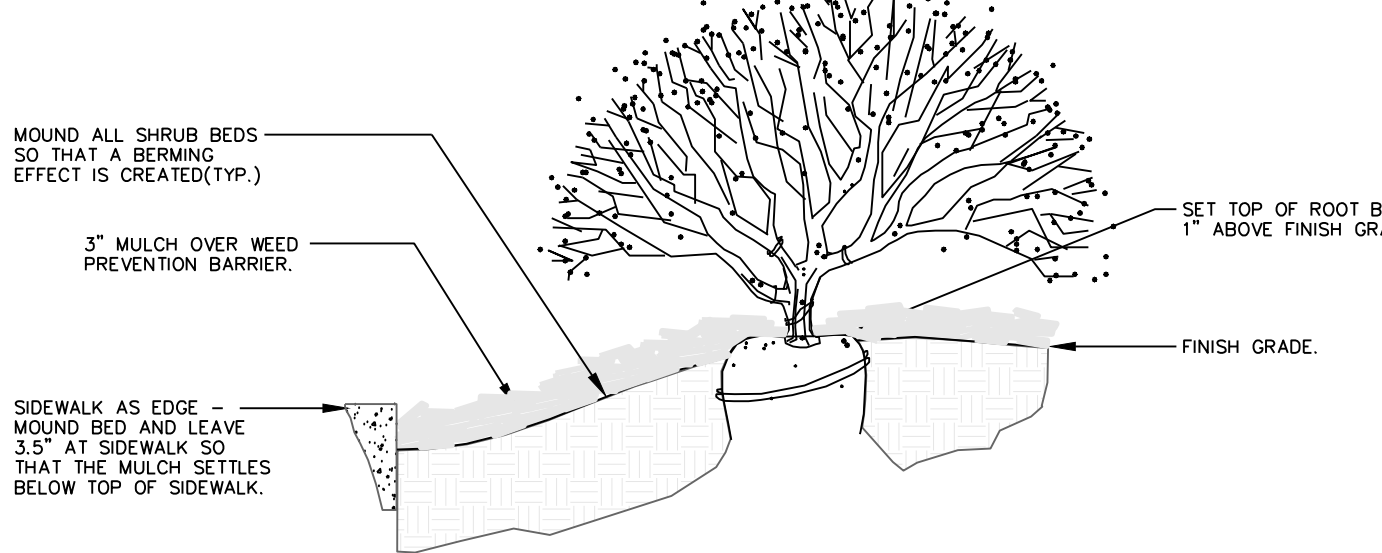
REVISIONS



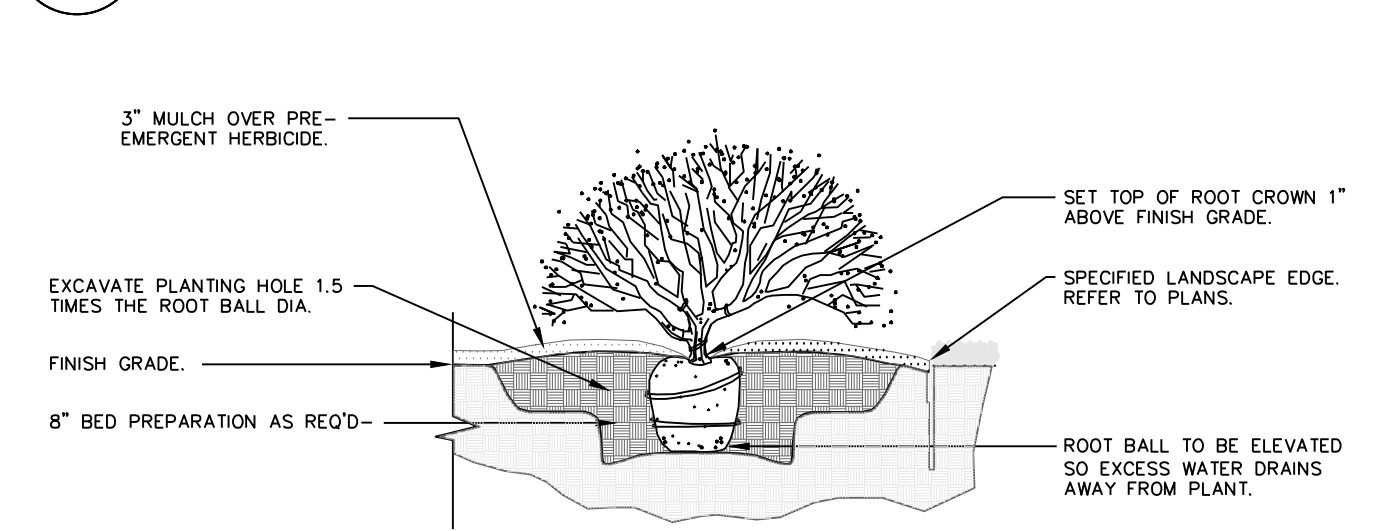
1 EVERGREEN TREE PLANTING NTS



2 DECIDUOUS TREE PLANTING NTS



3 SIDEWALK EDGE AT PLANT BED NTS



4 SHRUB PLANTING NTS

**GENERAL LANDSCAPE NOTES:
PLANT MATERIAL**

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 MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANS Z601-2004.
2. SHRUBS SHALL BE 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 PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE 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 MOST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
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 BRANCH COLLAR, 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 OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SOODED OR SEEDED 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:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%
8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

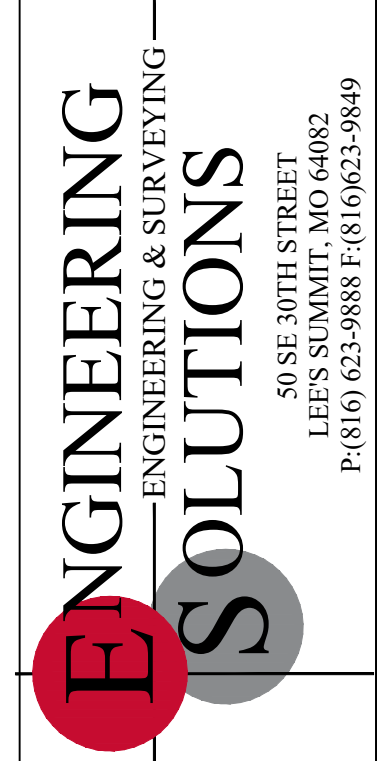
9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM. ASTM D5568.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 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 EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
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 AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY 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) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

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.

IRRIGATION PERFORMANCE SPECIFICATION:

- 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 TO 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 HOUSES.
 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.)

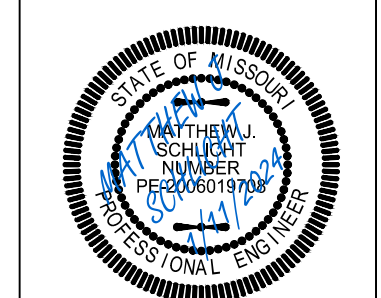


Professional Registration
Missouri
Engineering 2005602168-D
Surveying 200506319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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LANDSCAPE PLAN DETAILS
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REVISIONS
