

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

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH 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

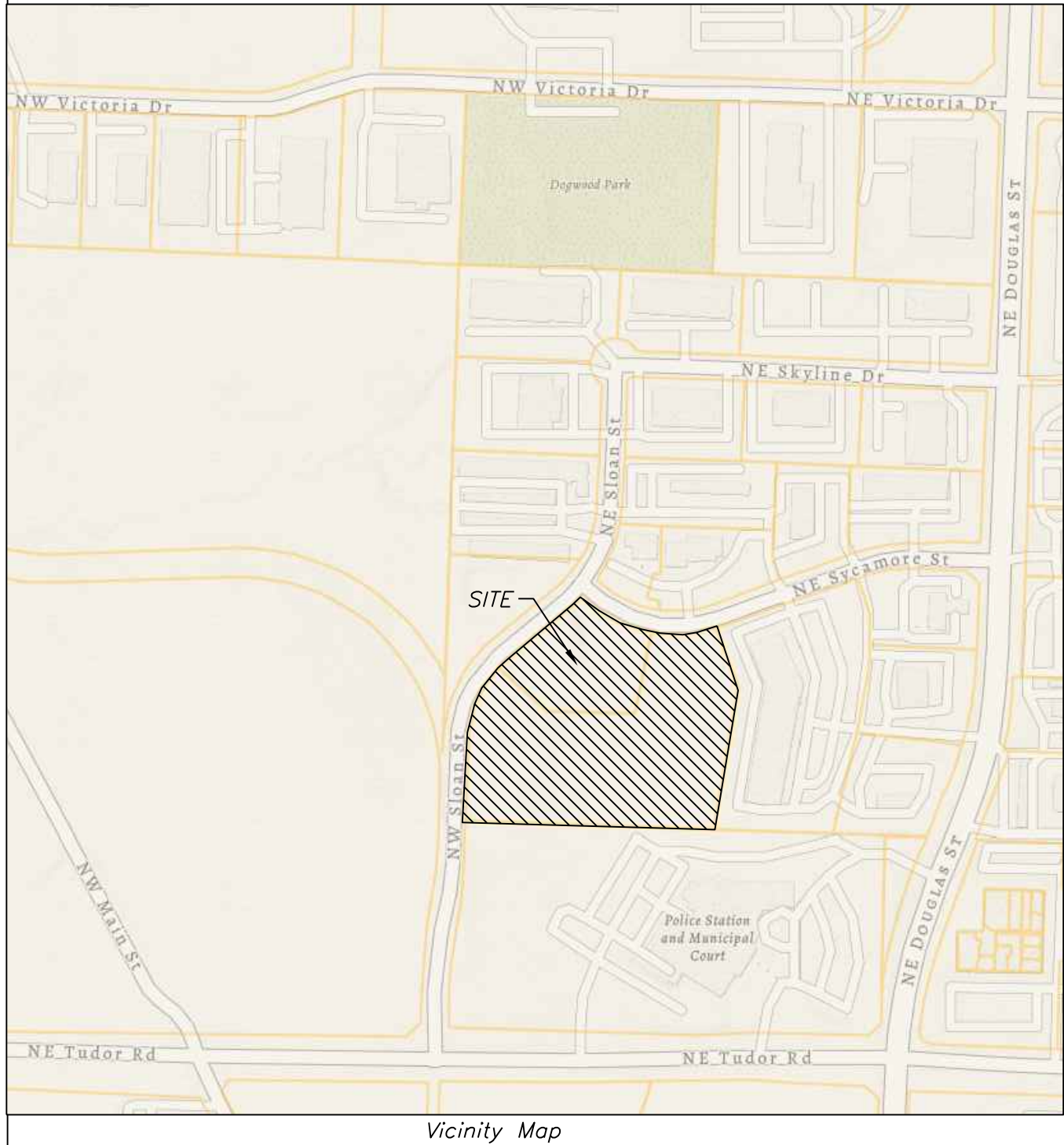
Lot 10A, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Lot 10B, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat 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 Impervious Area

Total Area 6.44 acres (280,313.08)

Proposed Apartment Site

Site Area 6.44 Acres
Building 61,015 sq. ft.
Parking 93,570 sq. ft.
Private Sidewalk 16,350 sq. ft.
Public Sidewalk 4,385 sq. ft.
Impervious Area 175,320 sq. ft. (62.54% of Site)

Total Units 154
(96) ~ 1 Bedroom
(58) ~ 2 Bedroom

Density 20.53 units per acre

Parking:

Provided
206 Standard
10 ADA Accessible
42 Garage
260 Total Spaces
Required
1.5 per Two Bedroom 87 Spaces
1 per One Bedroom 96 Spaces
0.5 per Unit for Guest 77 Spaces

Total Parking Spaces 260

Site Improvement Notes

Sanitary Sewer Improvements
~The site will utilized the existing sanitary sewer on the east side of NW Sloan St and south side of NE Sycamore St.

Water Main Improvements
~The site will utilized the existing water on the west side of NW Sloan St and north side of NE Sycamore St.

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

Storm Water Detention
~The site will utilize the existing regional detention facility



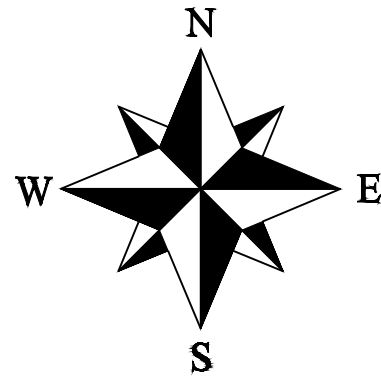
SITE LOCATION MAP

SCALE" 1"=100'

Revised Site Improvement Notes.

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



INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ SITE PLAN
- C.102 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SIDEWALK AND INTERSECTION PLAN
- C.202 ~ DRAINAGE MAP
- C.300 ~ UTILITY PLAN
- C.301 ~ STORM SEWER GENERAL LAYOUT
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ STORM SEWER PLAN AND PROFILE
- C.304 ~ STORM SEWER PLAN AND PROFILE
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ COVER SHEET
- C.501 ~ WATER LINE PLAN
- C.502 ~ WATER LINE PLAN AND PROFILE
- C.503 ~ STANDARD DETAILS
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Current Zoning: RP-4
Proposed Zoning: CP-2

REVISED EXISTING ZONING.

ADDED SUMMARY OF QUANTITIES

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	10,397.00
PUBLIC SIDEWALK	S.F.	4,385.00
PRIVATE SIDEWALK	S.F.	16,350.00
GEOGRID	S.Y.	11,708.00
MoDOT Type 5 Base	S.Y.	11,708.00
KCMMB ENTRANCE	UNIT	2
CURBING	FT	3,630.00
ADA SIDEWALK RAMP	UNIT	4
SANITARY 6" PVC SDR 26 Service Line	FT	418.00
TRACER WIRE AND EQUIPMENT	FT	418.00
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	4,975.00
INLET PROTECTION	UNIT	30
SEEDING / MULCHING/ FERTILIZING	AC	7.50
CONST. ENTRANCE	UNIT	2
STORM		
36" HDPE	FT	754.06
24" HDPE	FT	93.63
18" HDPE	FT	295.18
15" HDPE	FT	773.46
5' x 5' JUNCTION BOX	EA	1
5' x 4' STORM CURB INLET	EA	13
CONNECTION TO EXISTING STORM SEWER	LS	1
4' x 4' STORM FIELD INLET	EA	3
2" Type K Soft Copper Water Service Line	FT	815.00
WATER METER	UNIT	1
8" C900 DR18 CLASS 200 PVC	FT	762.41
THRUST BLOCKS	UNIT	7
FIRE HYDRANT ASSEMBLY	UNIT	2
BACKFLOW VAULT	UNIT	1
8" GATE VALVE/ VALVE BOX & COVER	UNIT	1
TEES, BENDS, CROSSES	LS	7

ENGINEER'S CERTIFICATION:

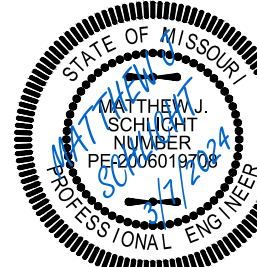
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.



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

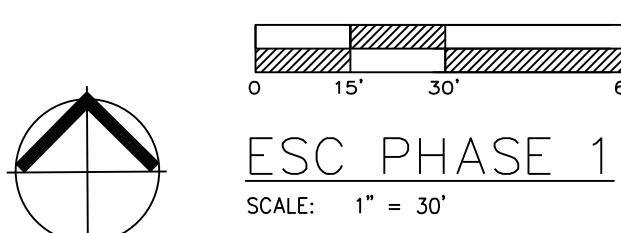
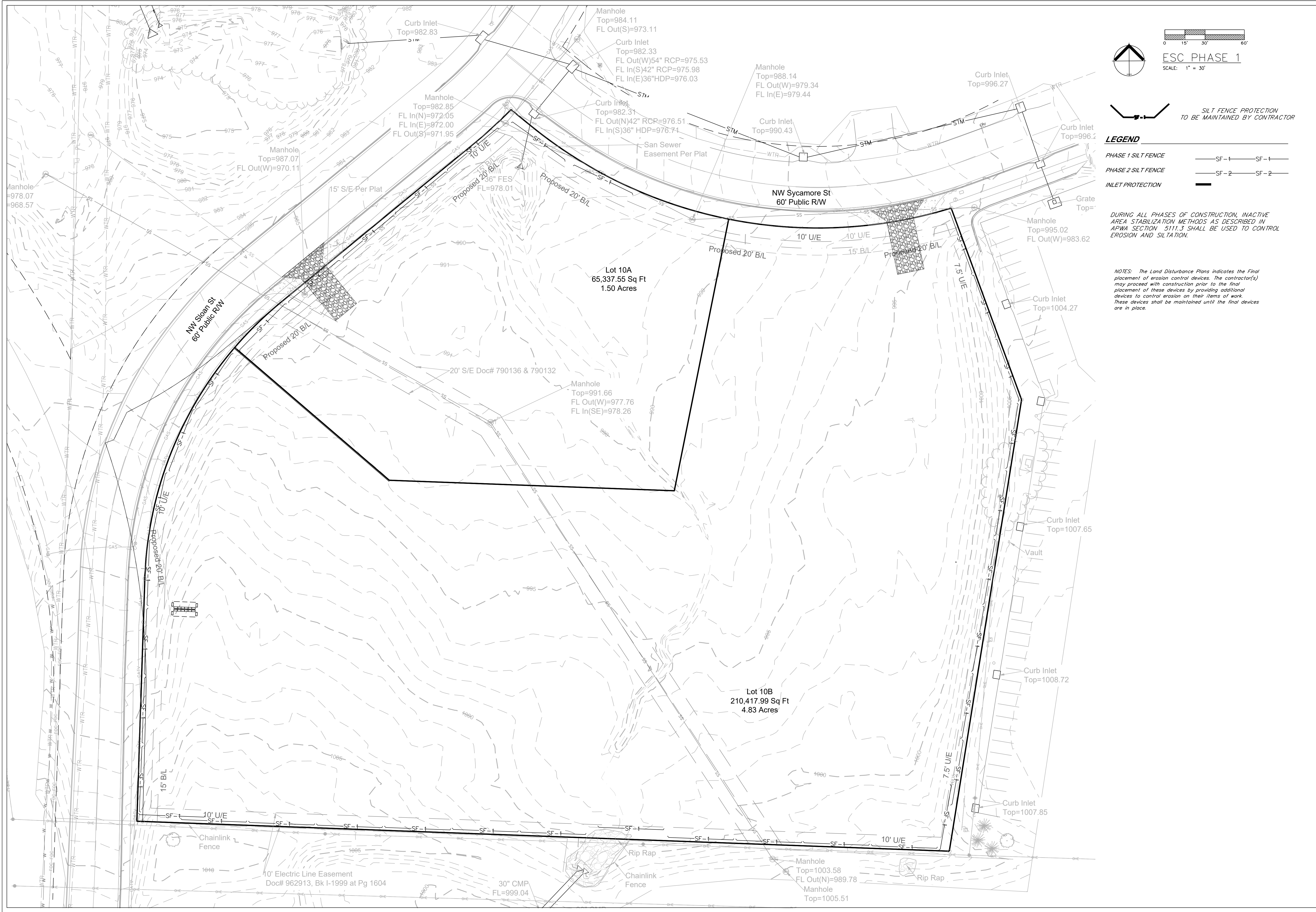
Project: DOUGLAS STATION
LSMO
Issue Date: August 11, 2023

COVER SHEET
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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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 511.3 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.

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

E

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

ESC PHASE 1 — Pre-Clearing Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

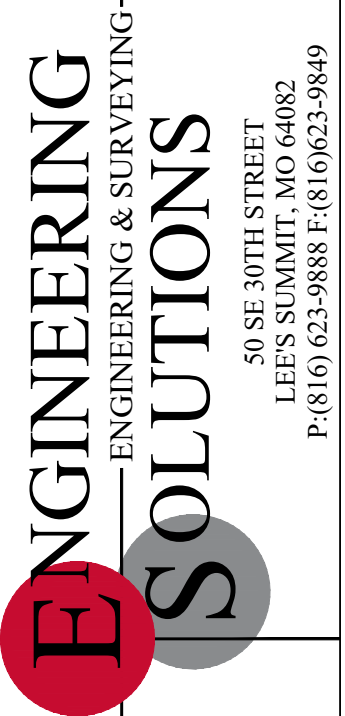
Project:
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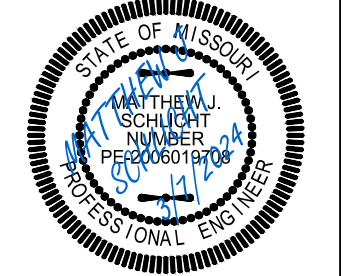
C.050



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

ESC PHASE 3 – Final Restoration Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

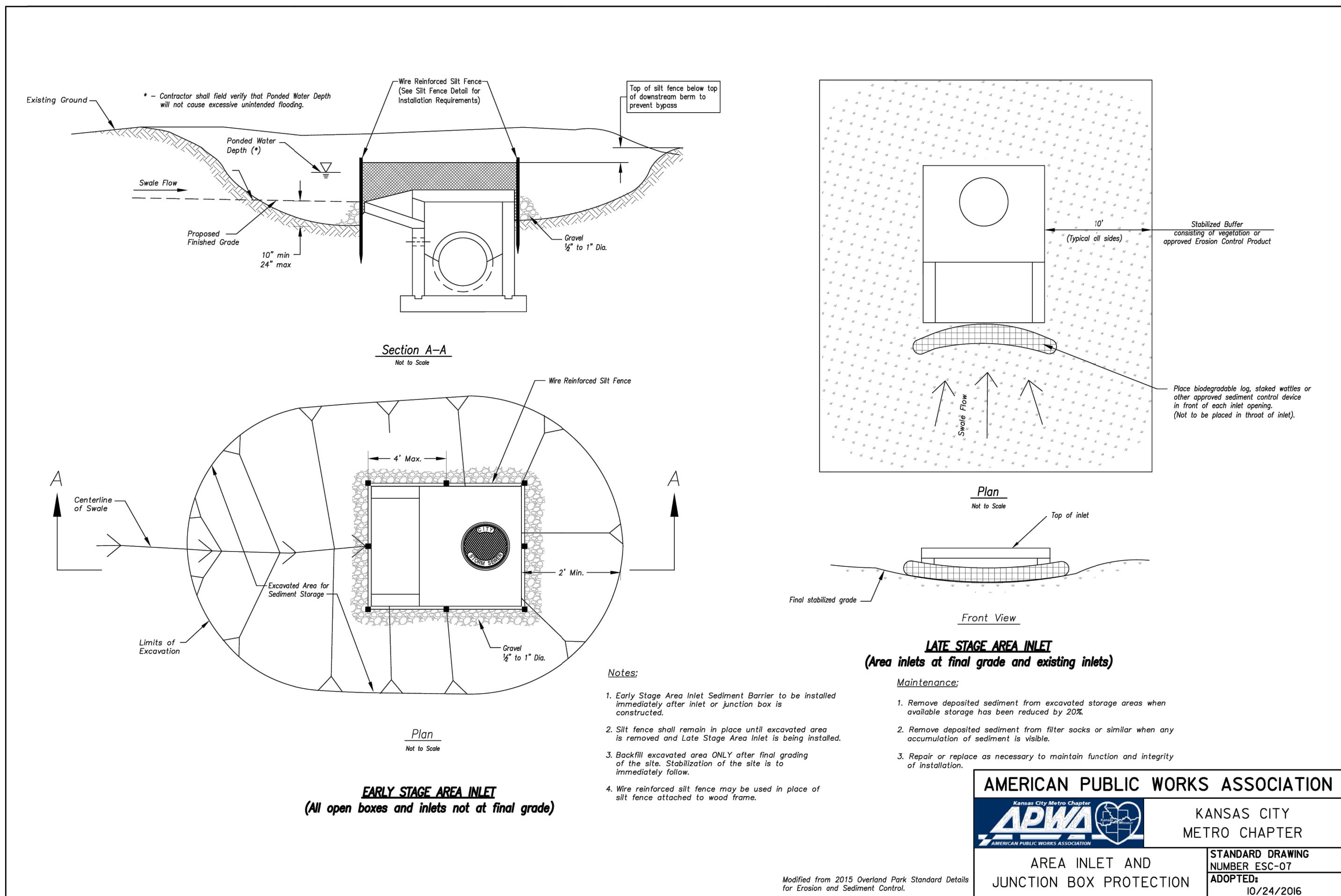
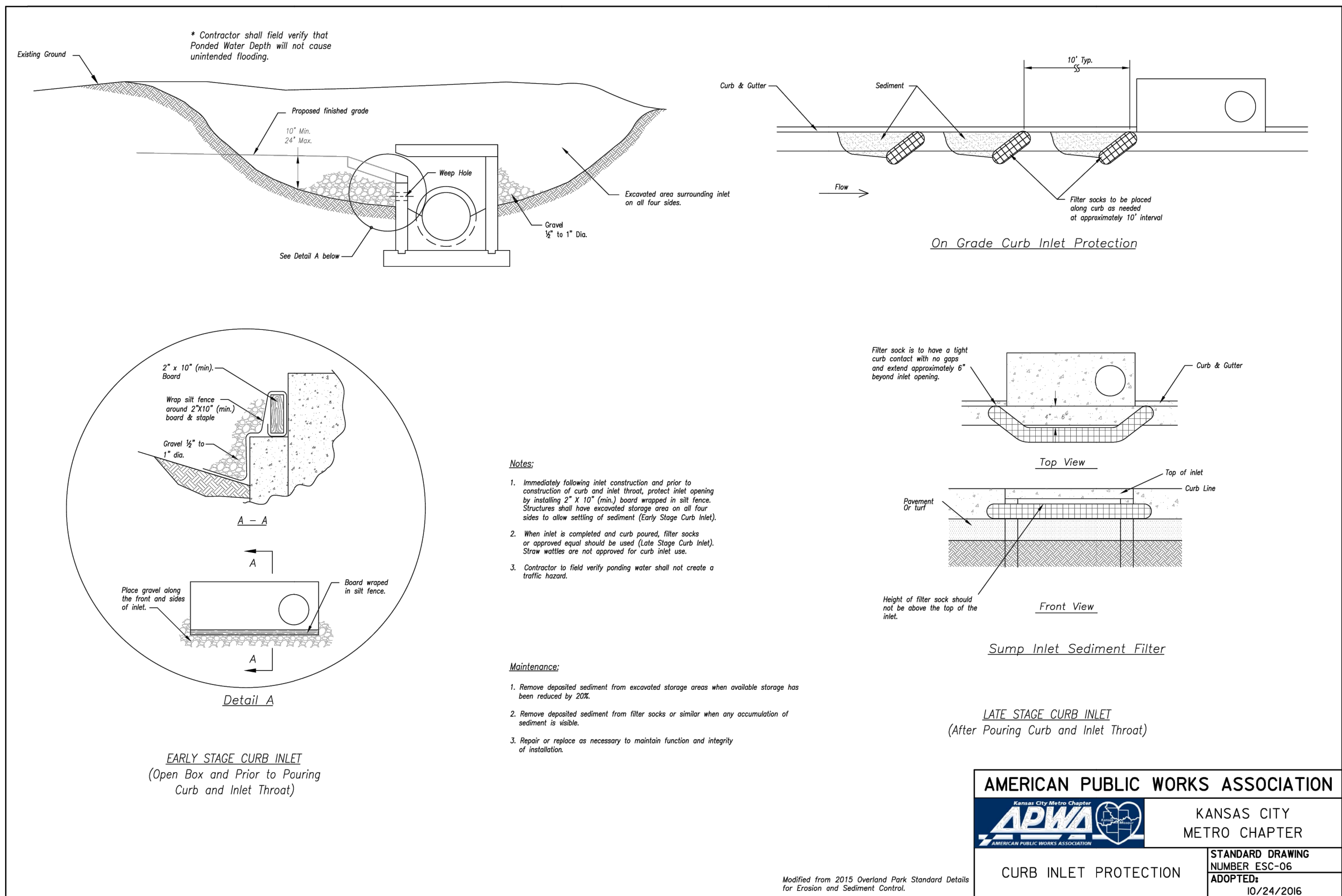
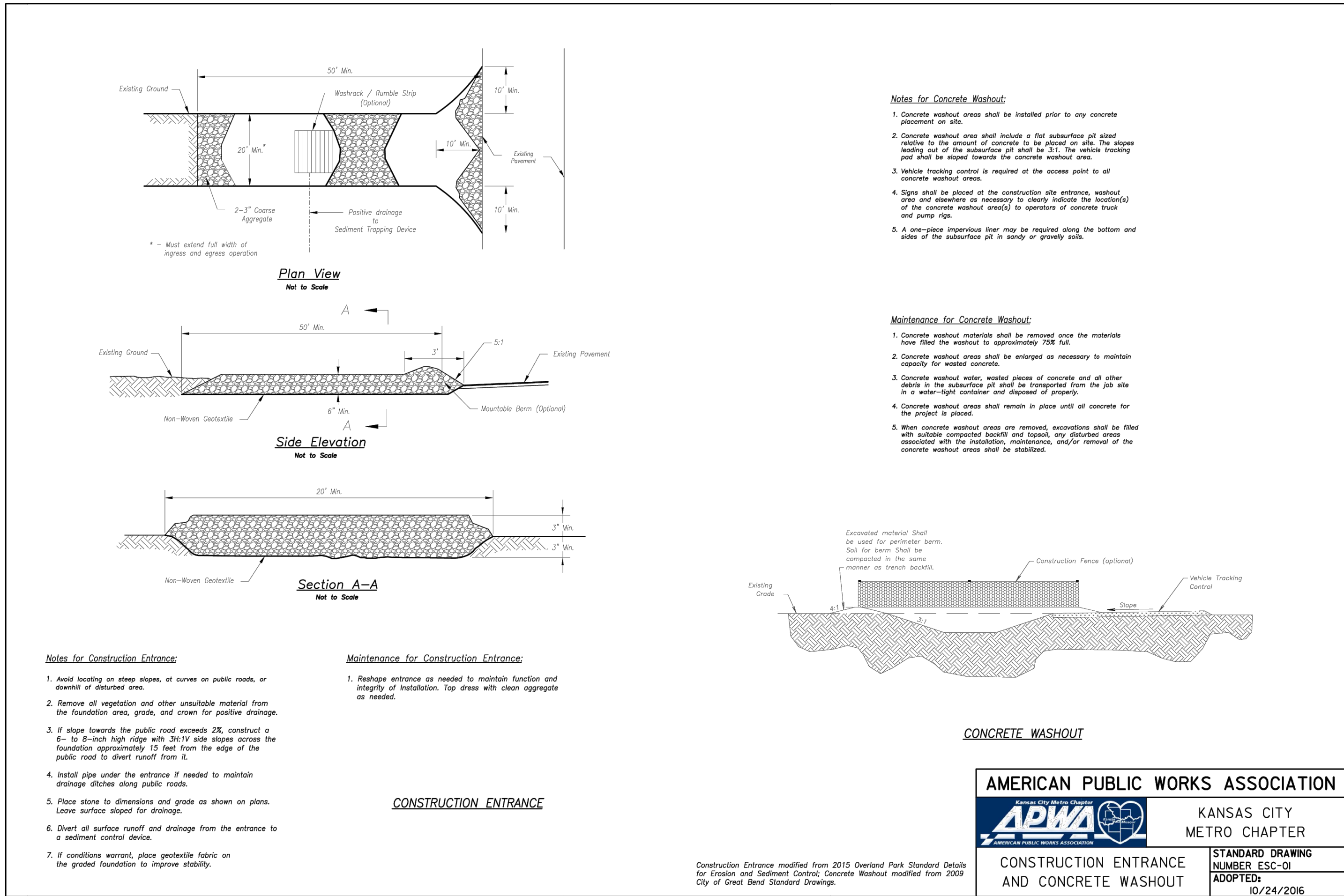
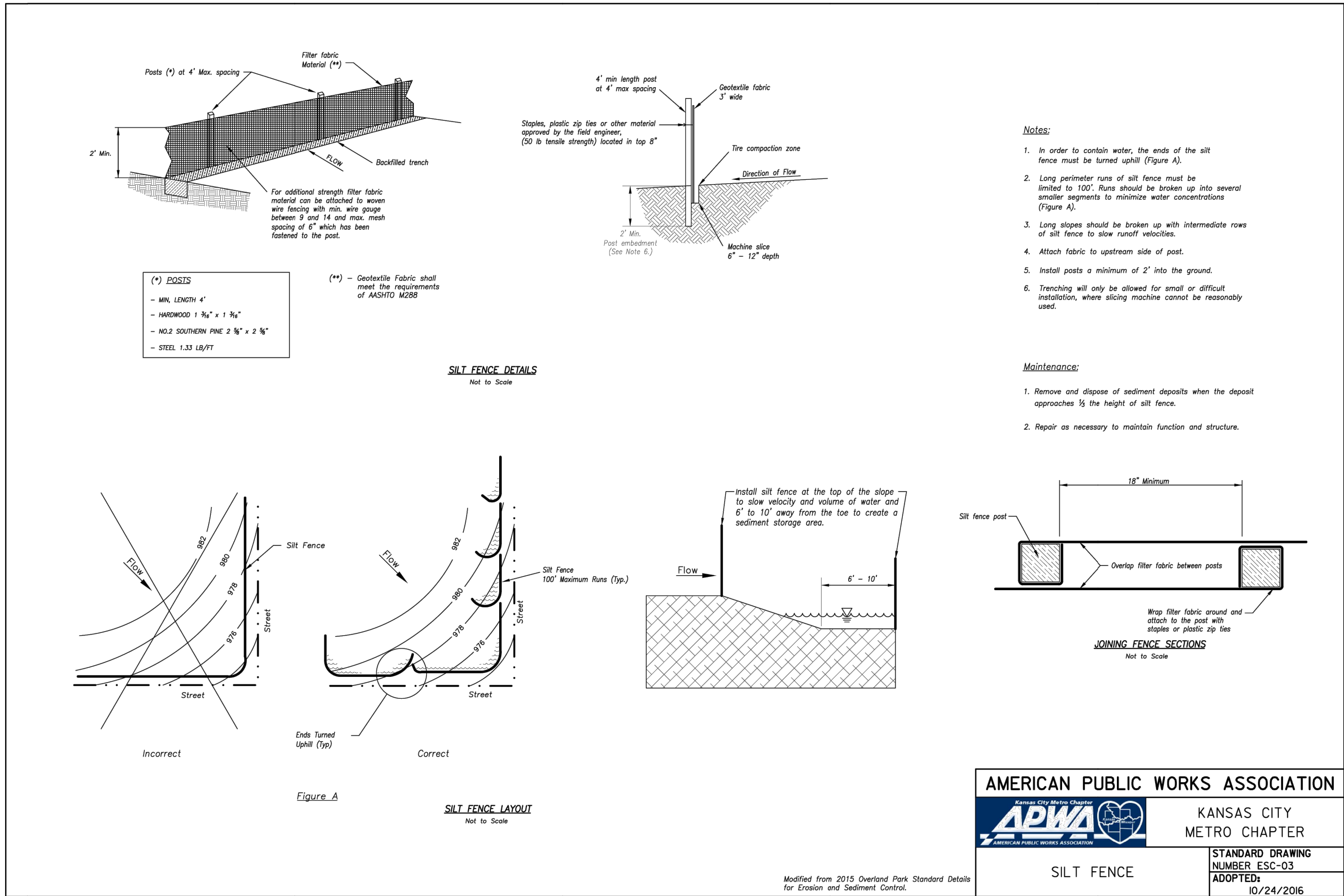
Project: Douglas Station
LISMO _____
Issue Date: August 11, 2023

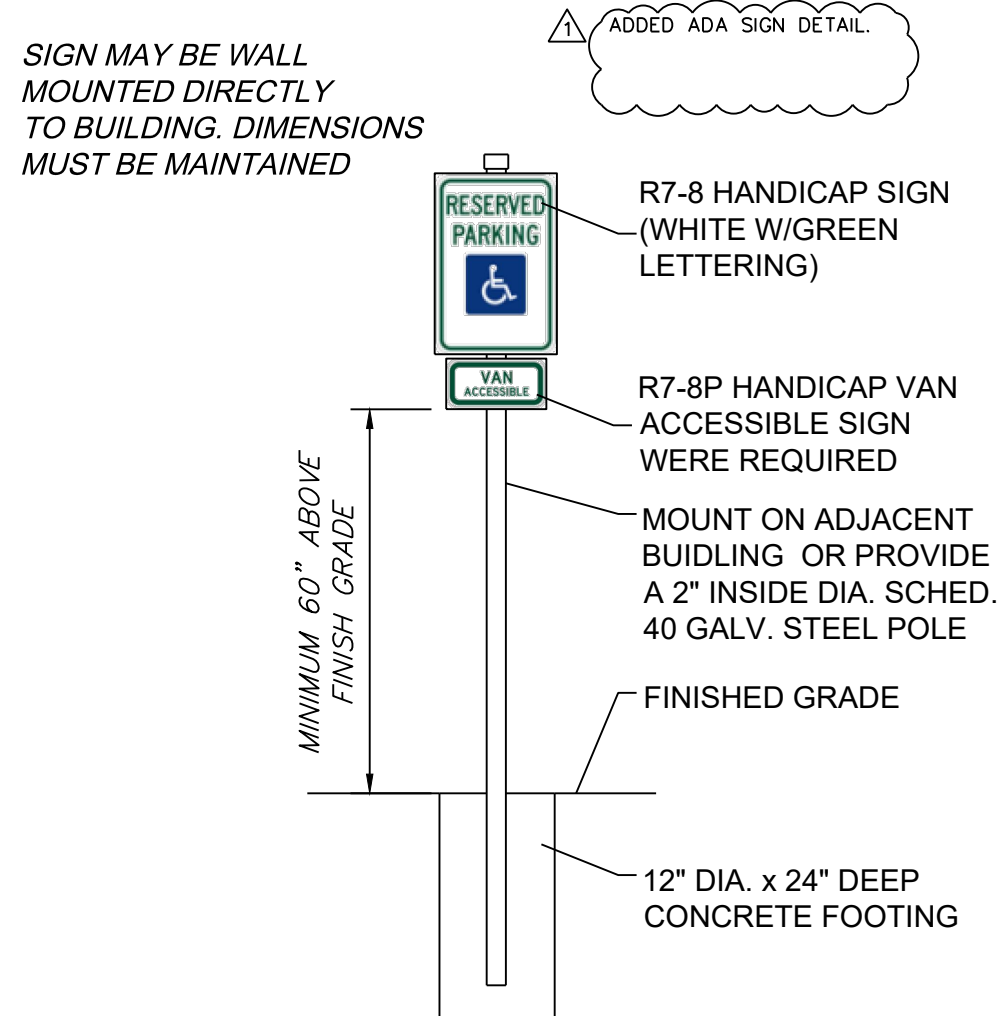


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C.052

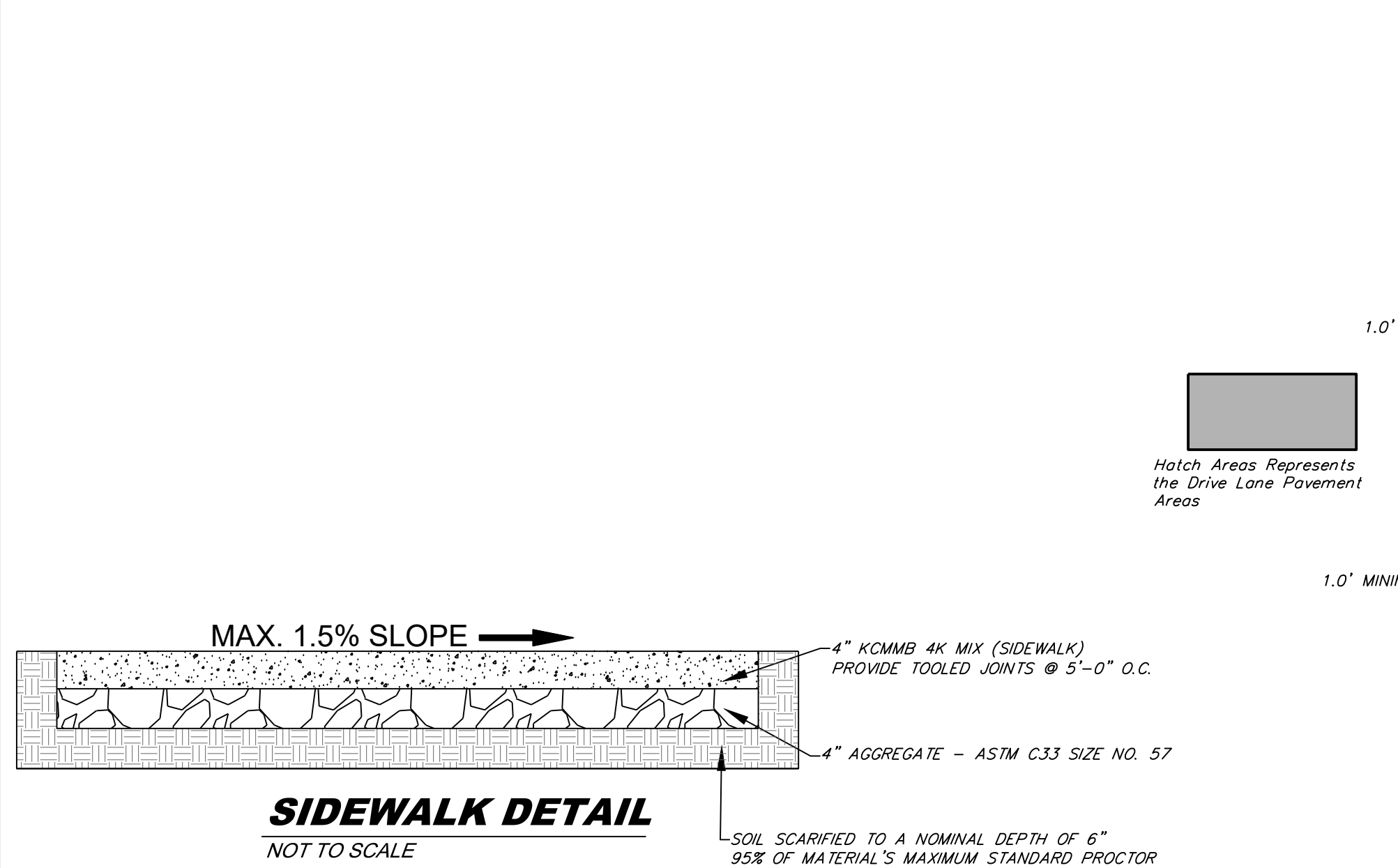




1 ADDED ADA SIGN DETAIL.

HANDICAP SIGN DETAIL

NOT TO SCALE



MINIMUM

1.5" ASPHALTIC CONCRETE SURFACE APWA TYPE 3-01

5" APWA TYPE 1-01 ASPHALT CONCRETE BASE

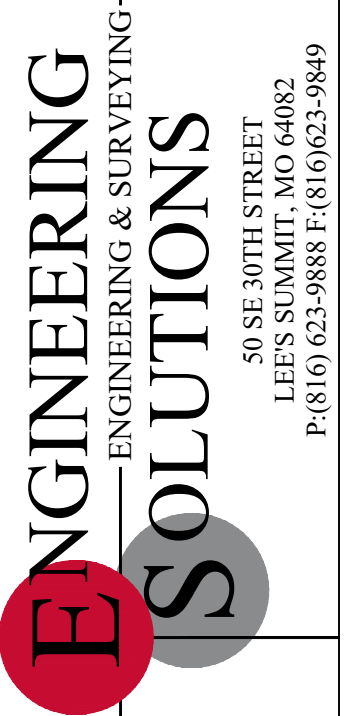
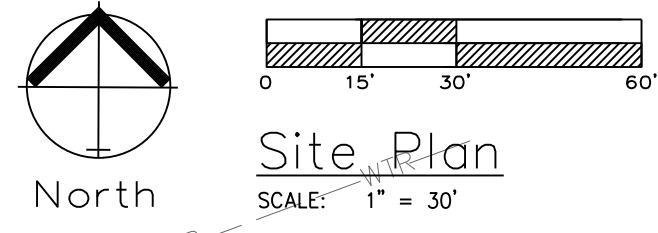
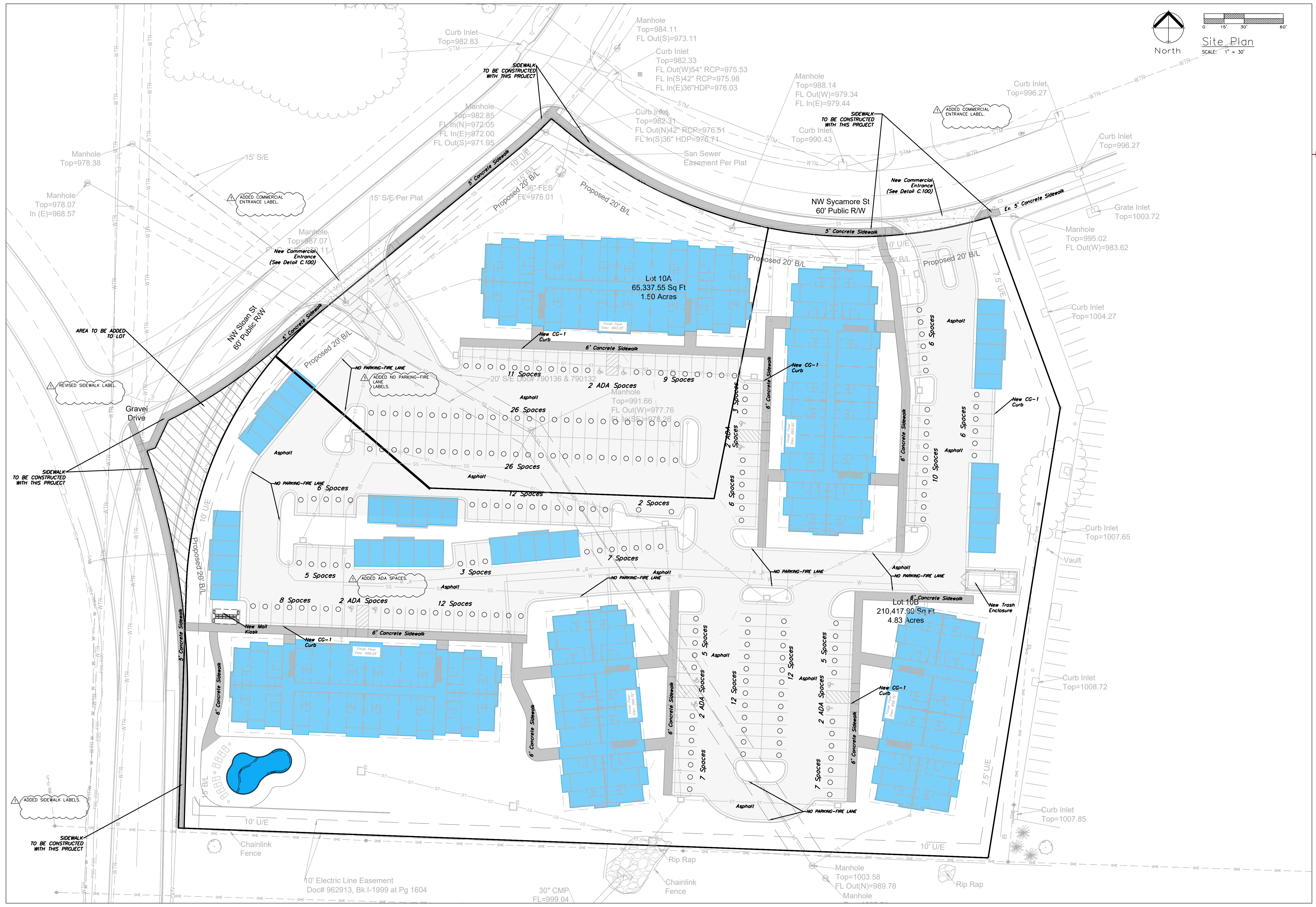
6" GRAVEL BASE WITH GEOGRID (ModOT Type 5 aggregate or equivalent)
Extend Geo-Grid and Base Rock to 1 foot behind curb throughout parking lot

"DRIVE LANE"
ADDED STANDARD DETAILS
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

1.5" ASPHALTIC CONCRETE SURFACE APWA TYPE 3-01

4" APWA TYPE 1-01 ASPHALT CONCRETE BASE

6" GRAVEL BASE WITH GEOGRID (ModOT Type 5 aggregate or equivalent)
Extend Geo-Grid and Base Rock to 1 foot behind curb throughout parking lot

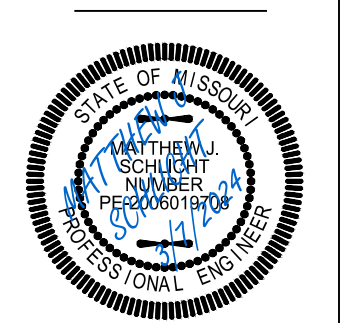


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
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Surveying LS-218
Oklahoma
Engineering 6254
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Engineering CA2821

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

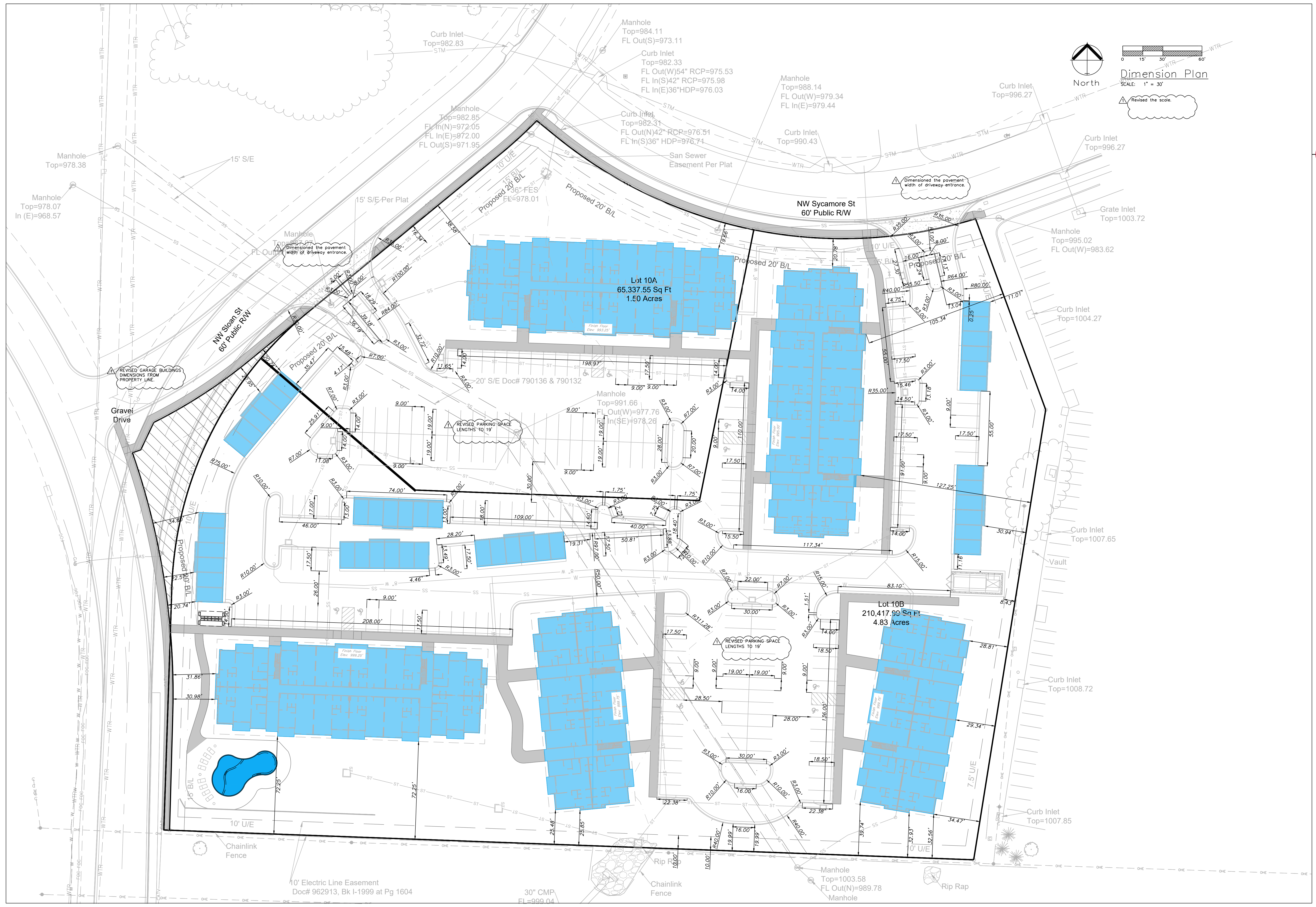
Project: Douglas Station
LSMO
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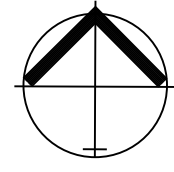
SITE PLAN
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



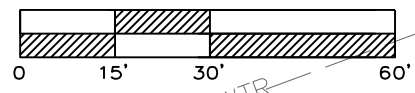
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NE PE E-14335

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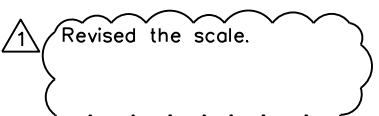
North



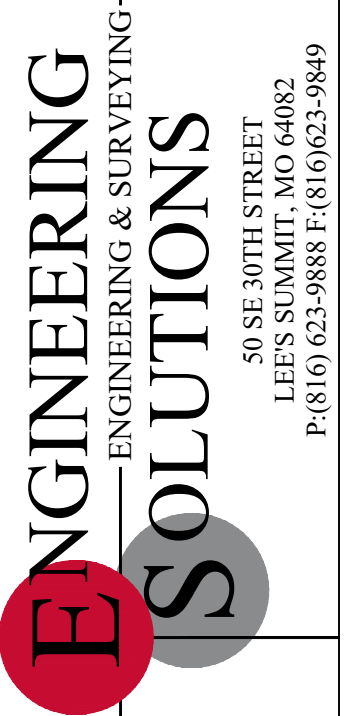
0 15' 30' 60'

Dimension Plan

SCALE: 1" = 30'



Revised the scale

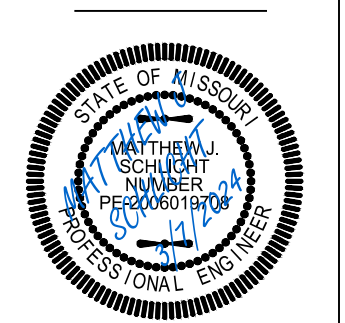


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Project Location
LSMO
Issue Date
August 11, 2023

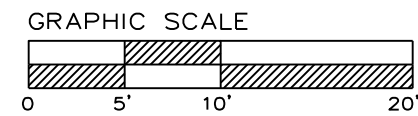
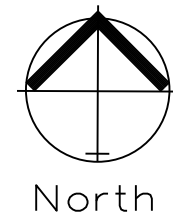
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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

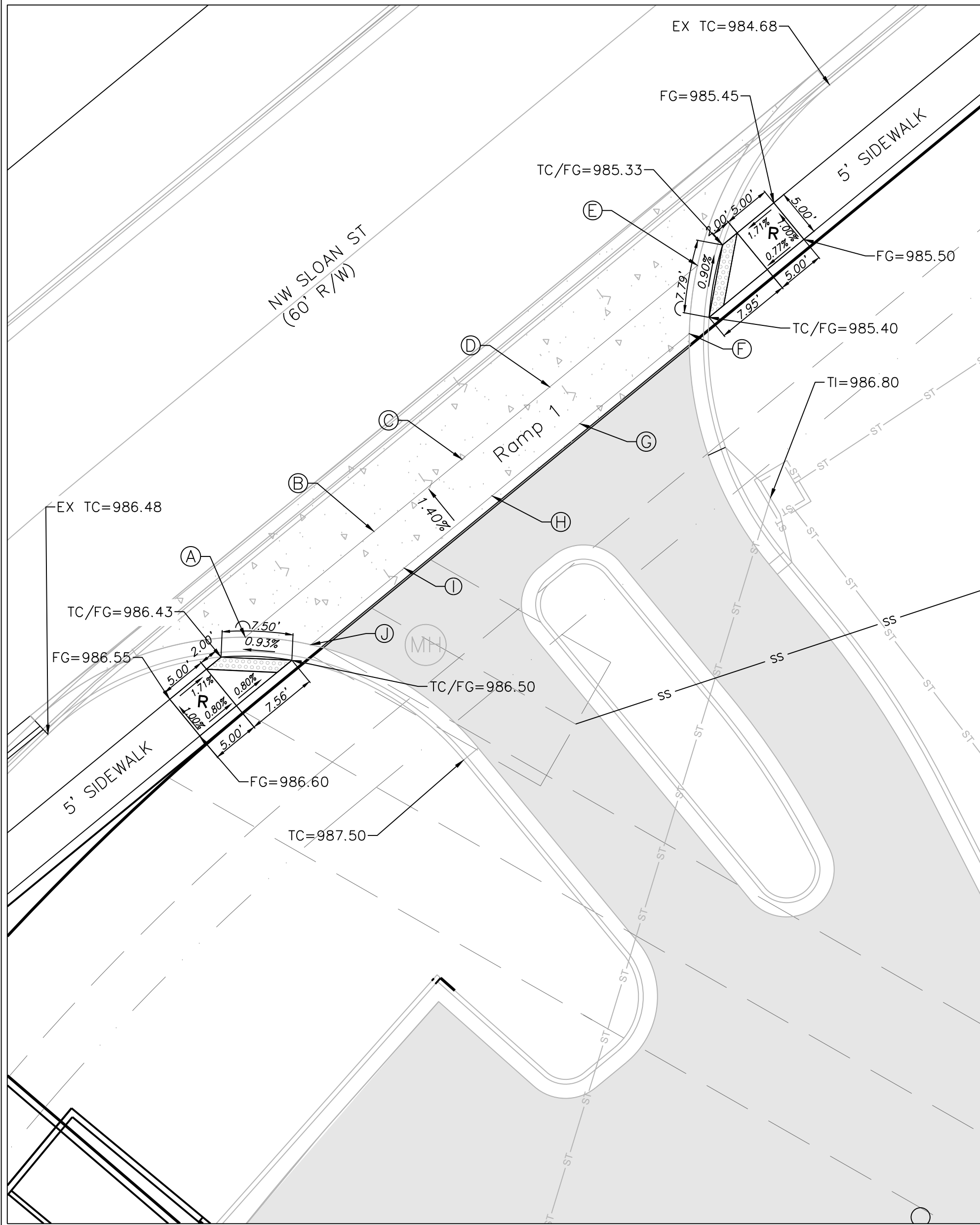


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OK PE 25226
NE PE E-14325

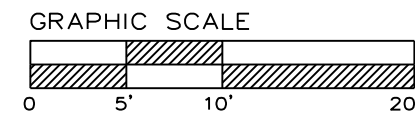
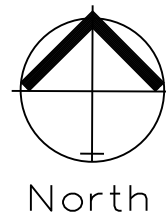
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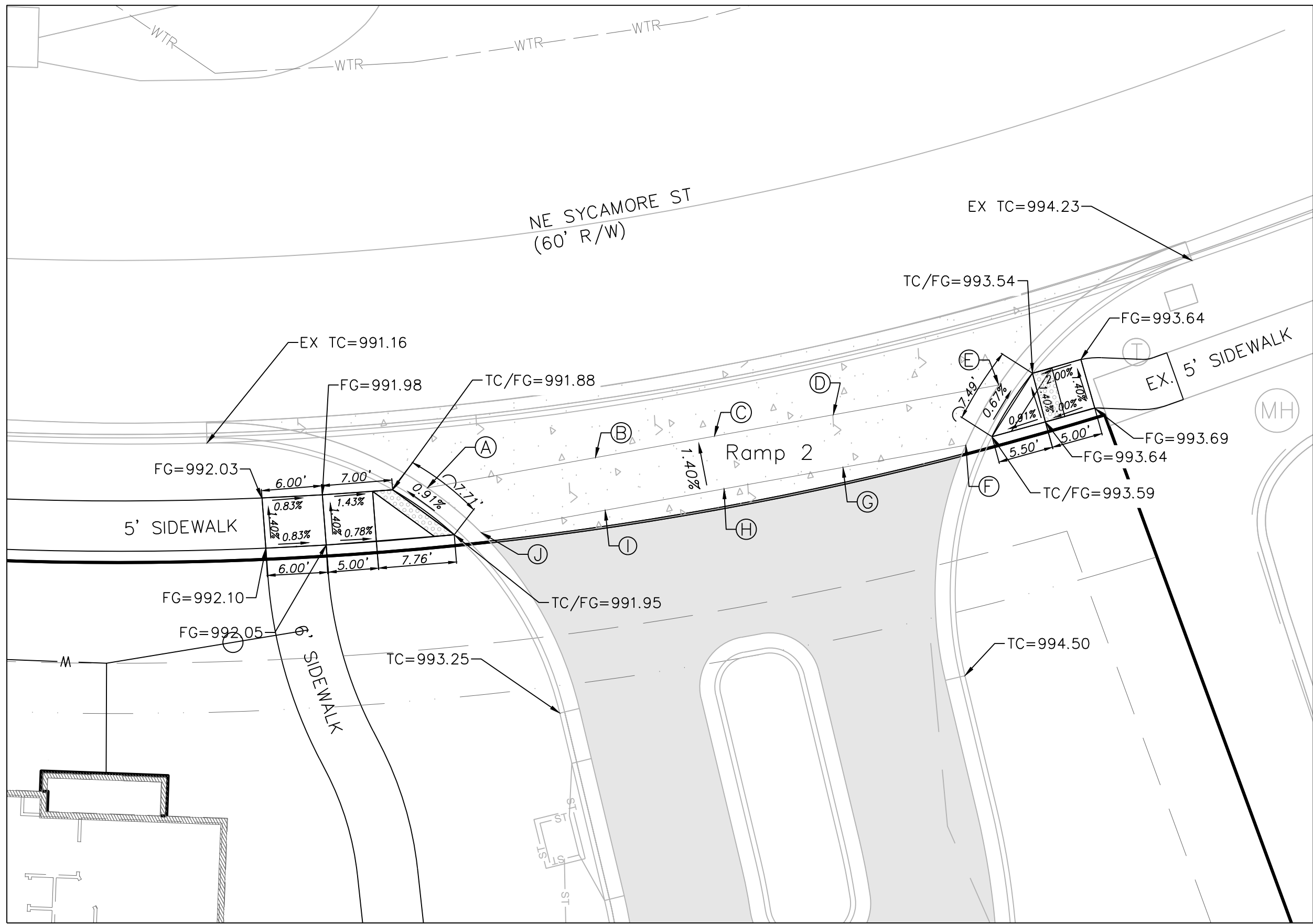
SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 1



SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 2

SPOT ELEVATION TABLE				
Spot	Ramp 1 Elevation	Ramp 2 Elevation		
A	986.43	991.88		
B	986.19	992.30		
C	985.94	992.71		
D	985.70	993.12		
E	985.45	993.54		
F	985.40	993.59		
G	985.68	993.19		
H	985.95	992.78		
I	986.23	992.37		
J	986.50	991.95		

Legend:

EX TC = Existing Top of Curb

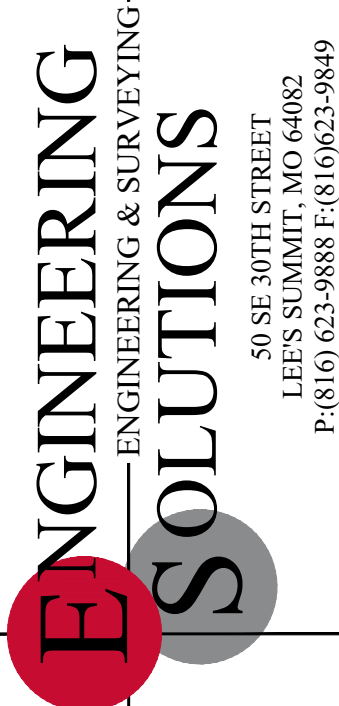
EX FG = Existing Finished Grade

FG = Finished Grade

TC = Top of Curb

TC/FG = Top of Curb/Finished Grade

 Detectable Warning

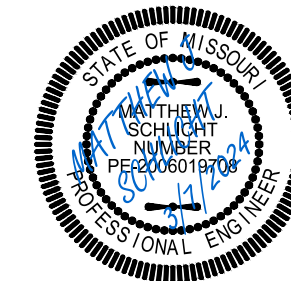


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Nebraska
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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

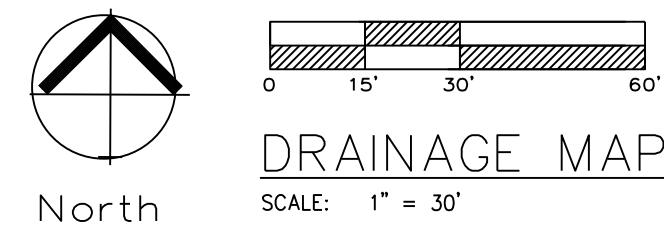
Sidewalk and Intersection Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

REVISIONS

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ENGINEERING — ENGINEERING & SURVEYING
SOLUTIONS

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

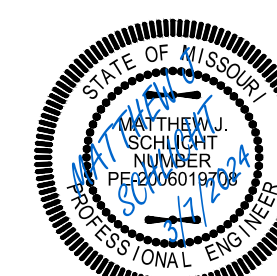
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project:
DOUGLAS STATION
LSMO

Issue Date:
August 11, 2023

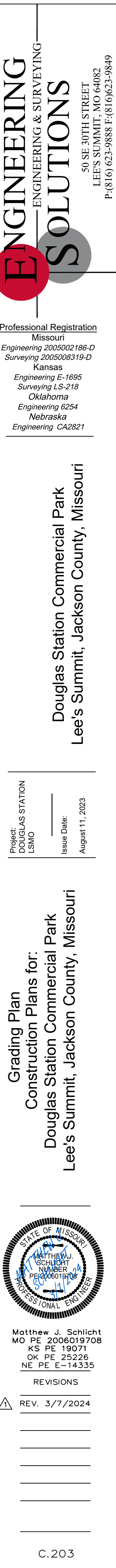
Drainage Map
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

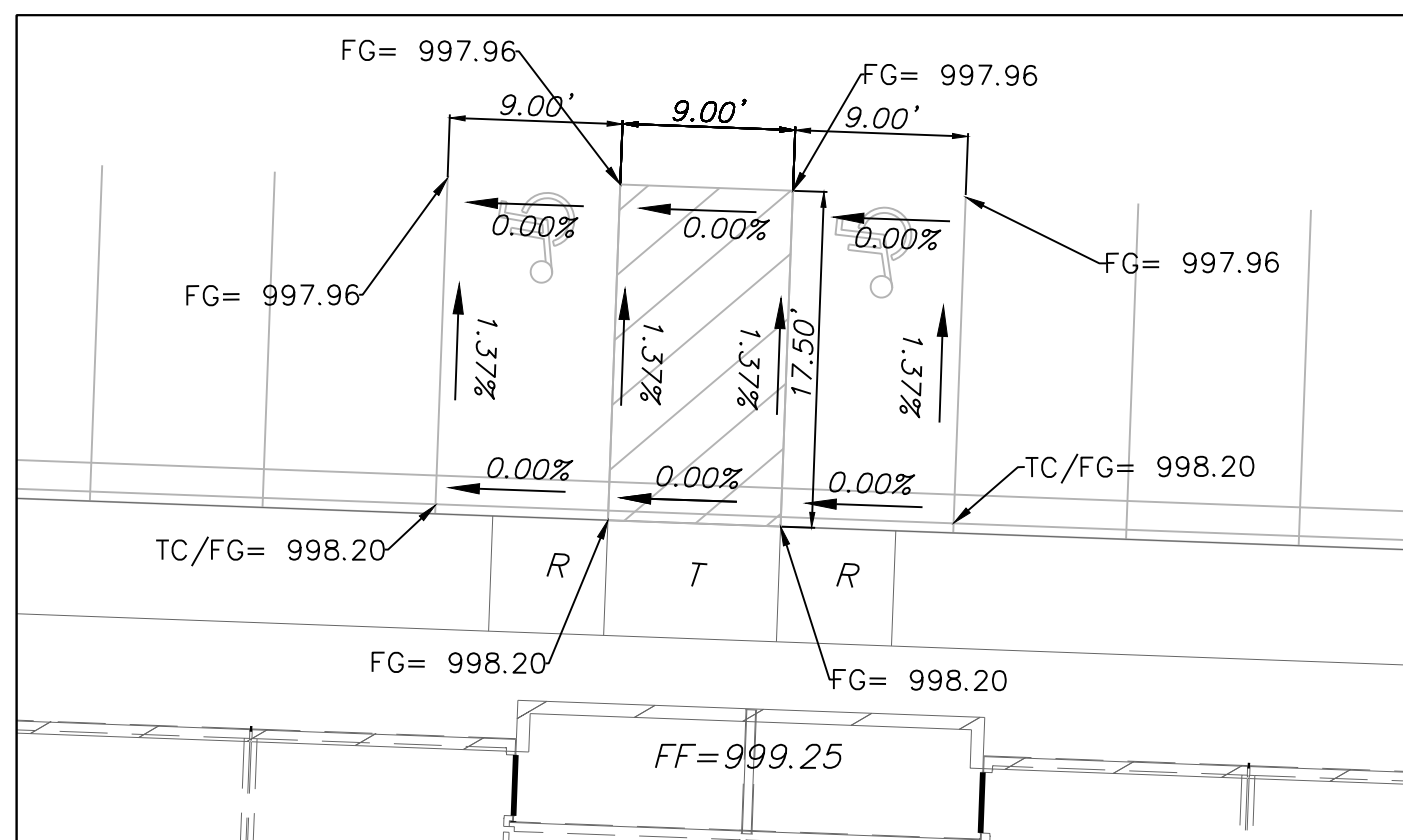


Matthew J. Schlic
MO PE 20060197
KS PE 19071
OK PE 25226
NE PE E-14335

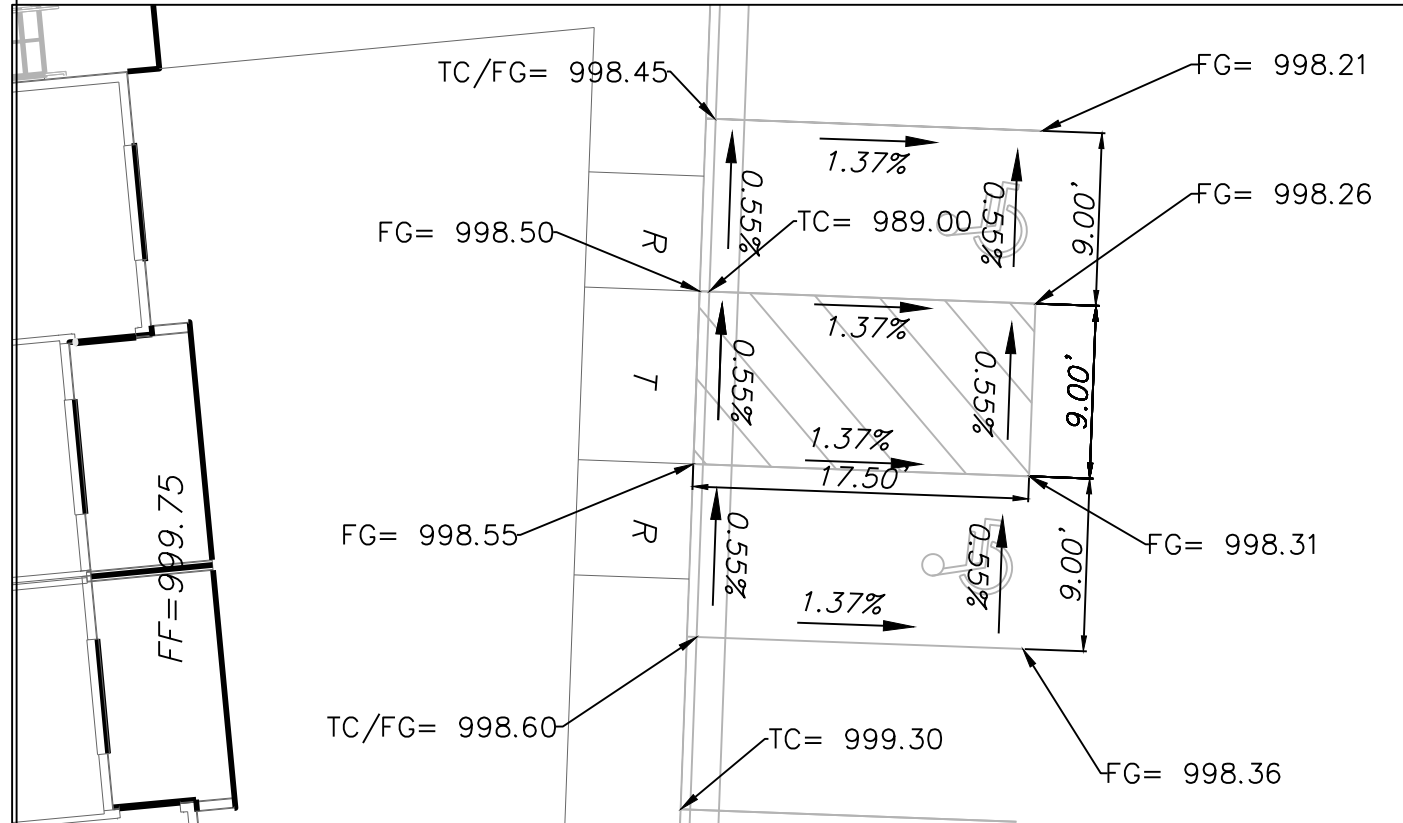
REVISIONS

REV.	DATE
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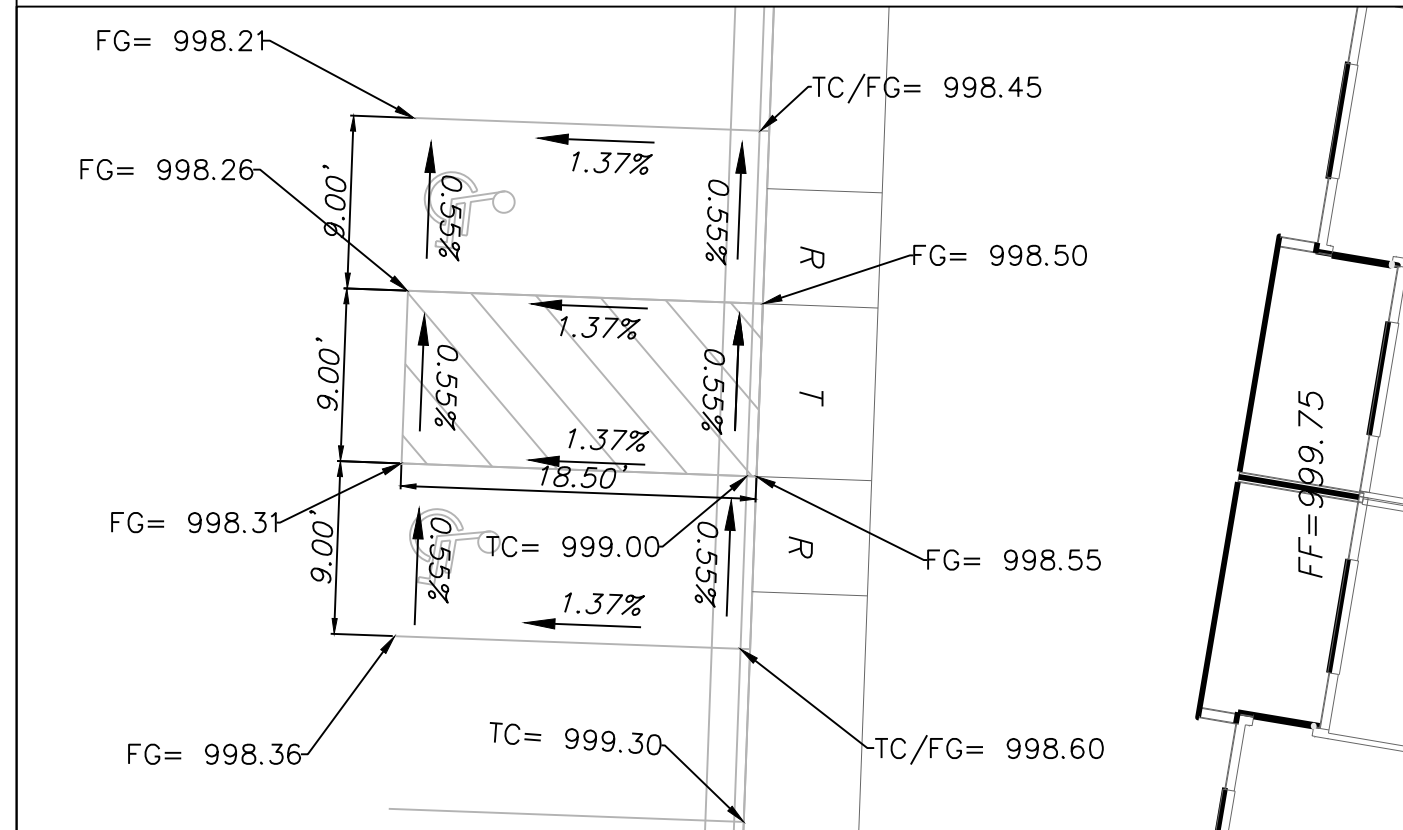




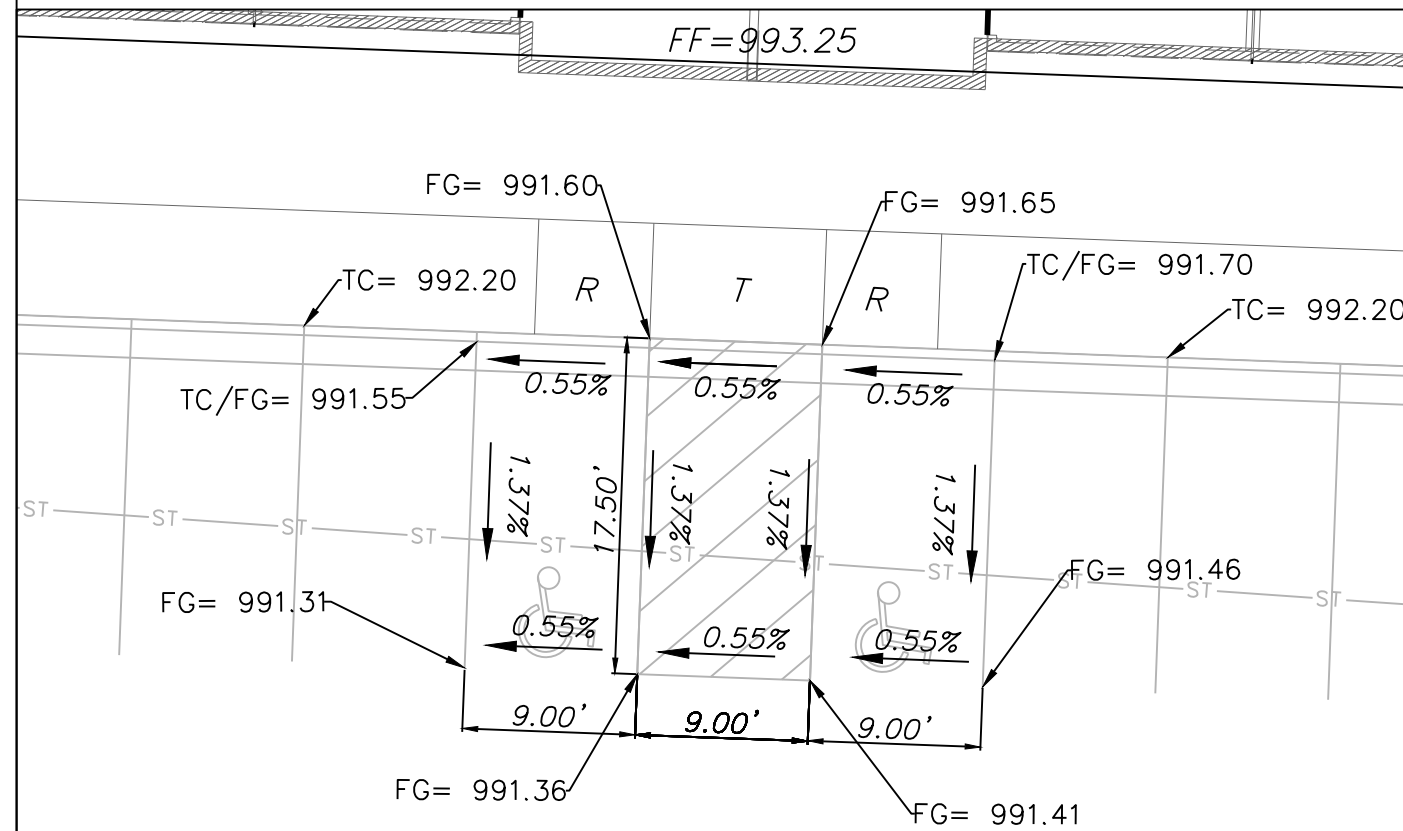
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SCALE: 1"=10'



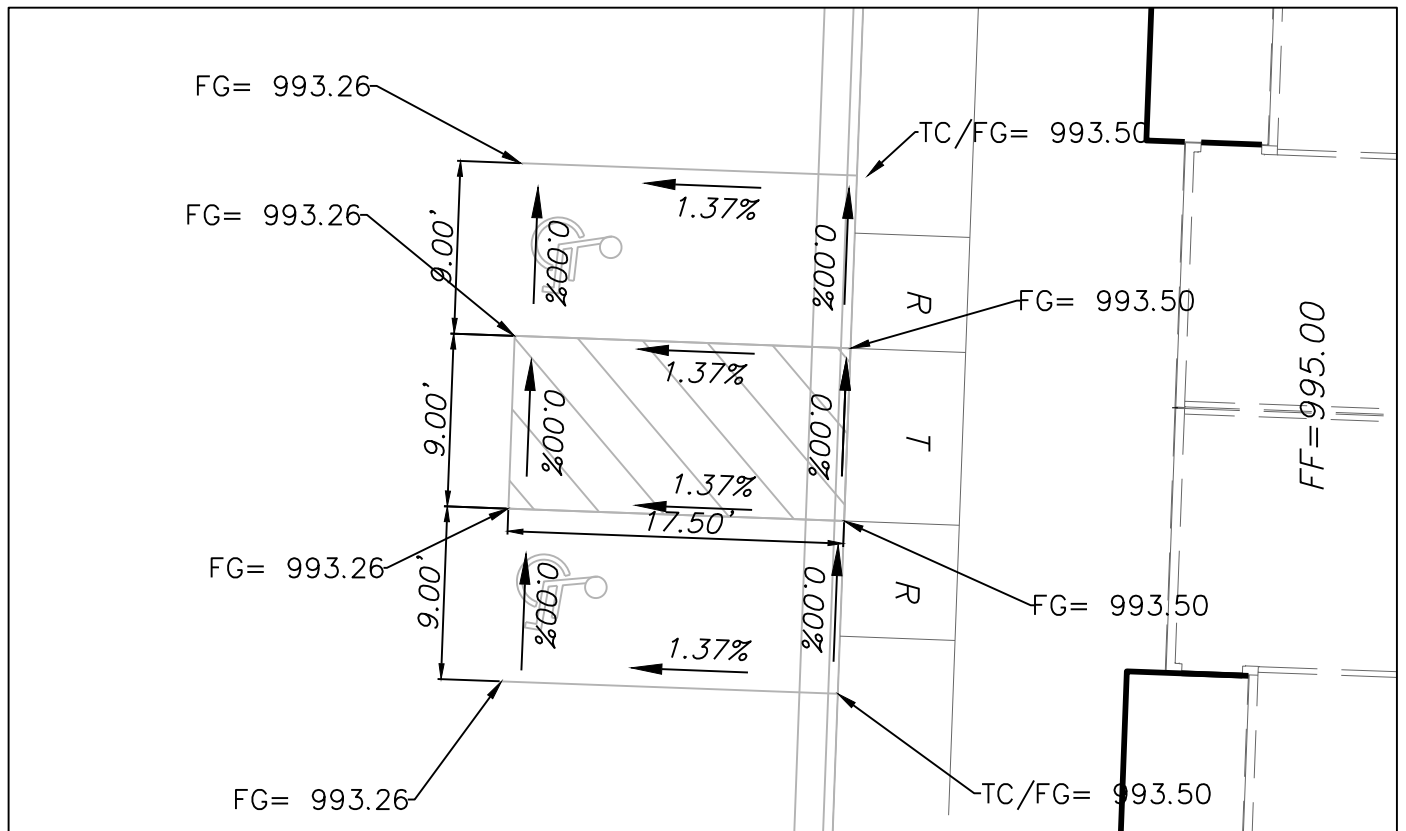
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SCALE: 1"=10'



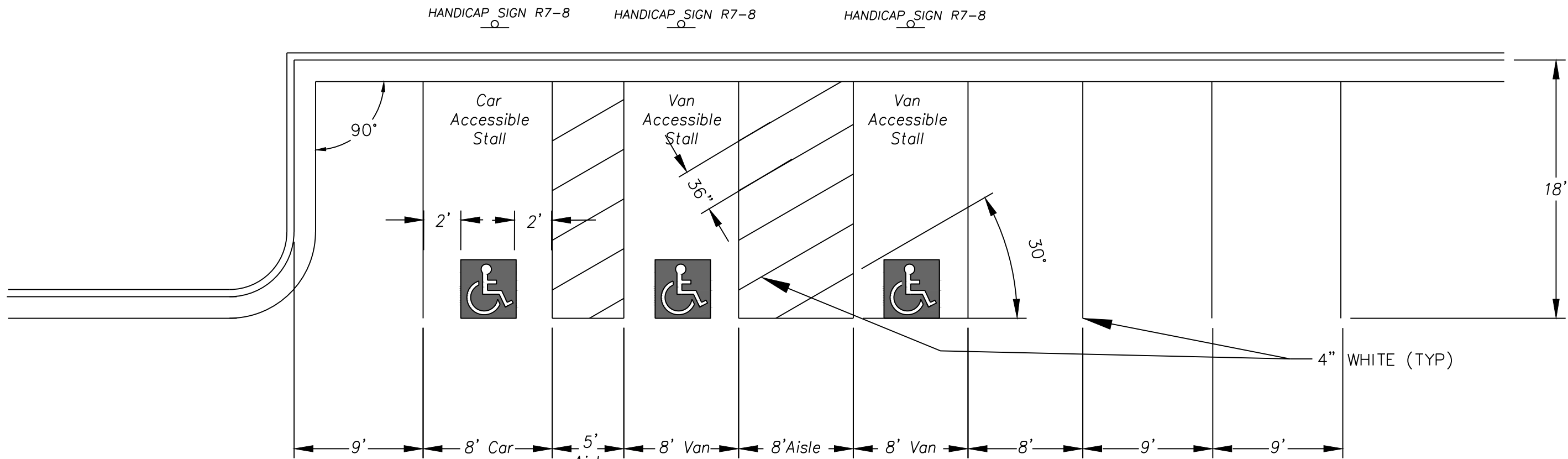
ADA RAMP DETAIL 3
SCALE: 1"=10'



ADA RAMP DETAIL 4
SCALE: 1"=10'



ADA RAMP DETAIL 5
SCALE: 1"=10'



SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED

ALUMINUM SIGN W/ SILK SCREEN GREEN LETTERS AND FIGURE ON WHITE BACKGROUND AND GREEN BORDER

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

FINISHED GRADE

12" DIA. x 24" DEEP CONCRETE FOOTING

FRONT ELEVATION

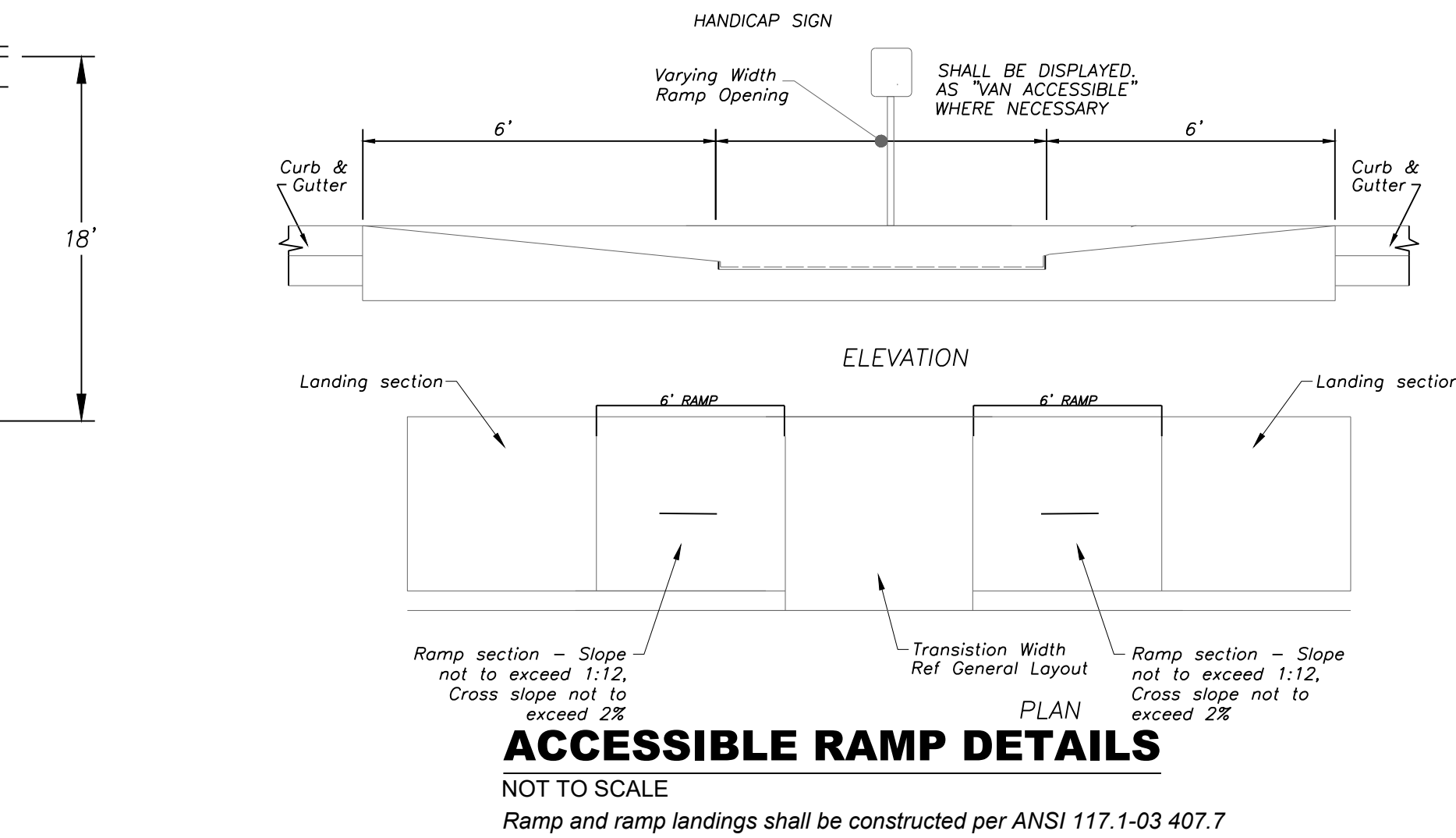
3/4" x 30" SMOOTH STEEL BAR DRIVEN INTO 1" HOLE DRILLED THRU PAVEMENT (TYPICAL OF 3 AT EACH WHEEL STOP)

NOTE: SUBMIT ALTERNATIVE WHEEL STOP DESIGNS FOR APPROVAL BY ARCHITECT/ENGINEER

END SECTION

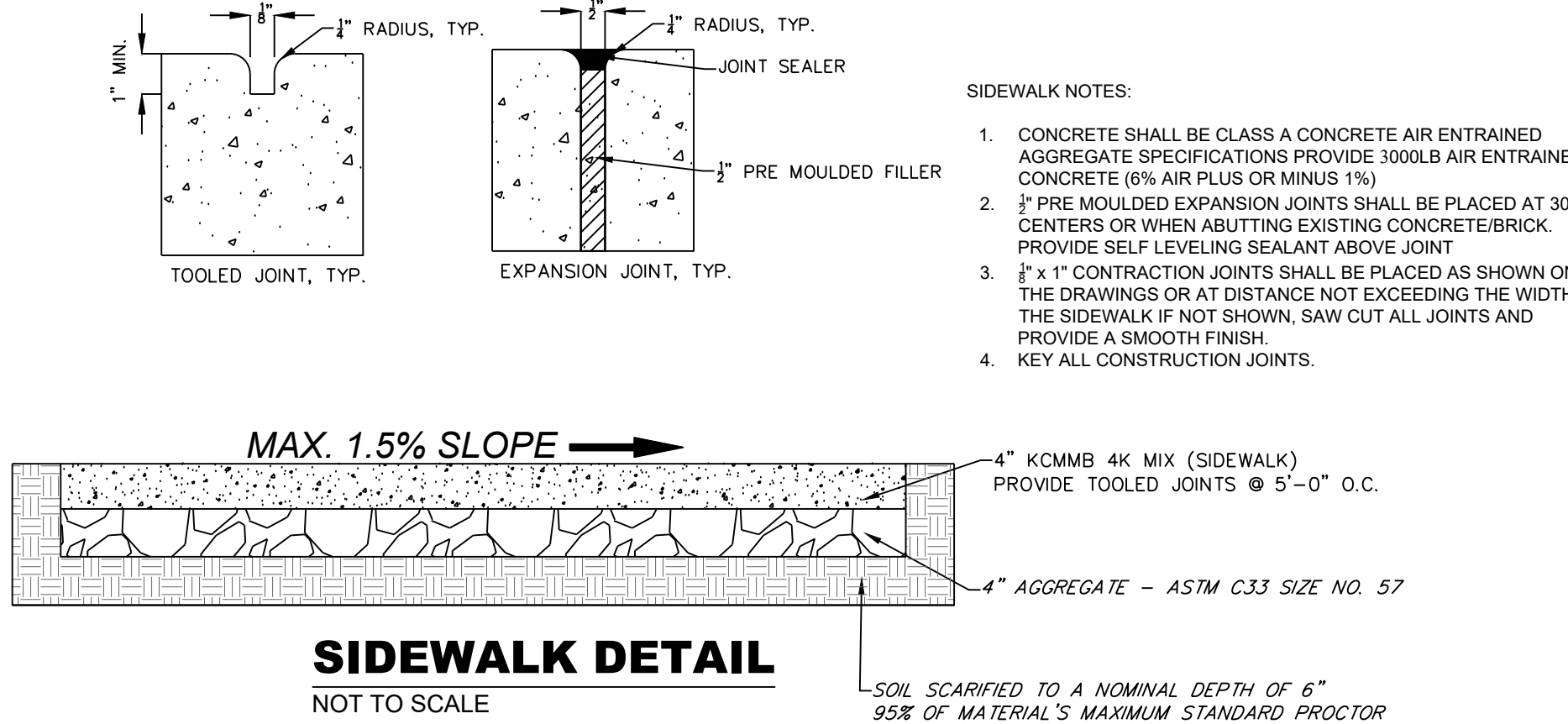
CONCRETE WHEEL STOP
N.T.S.

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



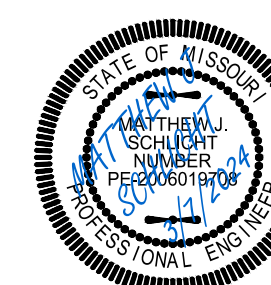
SIDEWALK DETAIL

NOT TO SCALE

- SIDEWALK NOTES:
1. CONCRETE SHALL BE CLASS A CONCRETE AIR ENTRAINED AGGREGATE SPECIFICATIONS PROVIDE 3000LB AIR ENTRAINED CONCRETE (6% AIR PLUS OR MINUS 1%)
 2. 3/8" PRE MOULDED EXPANSION JOINTS SHALL BE PLACED AT 30'-0" CENTERS OR WHEN ABUTTING EXISTING CONCRETE/BRICK. PROVIDE SELF LEVELING SEALANT ABOVE JOINT
 3. 1" x 1" CONTRACTION JOINTS SHALL BE PLACED AS SHOWN ON THE DRAWINGS OR AT DISTANCE NOT EXCEEDING THE WIDTH OF THE SIDEWALK IF NOT SHOWN, SAW CUT ALL JOINTS AND PROVIDE A SMOOTH FINISH.
 4. KEY ALL CONSTRUCTION JOINTS.

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

ADA RAMP DETAILS
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 0000019708
KS PE 19071
OK PE 25226
NE PE E-14335

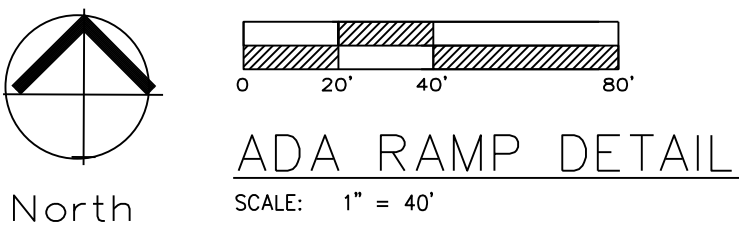
REVISIONS
REV. 3/7/2024

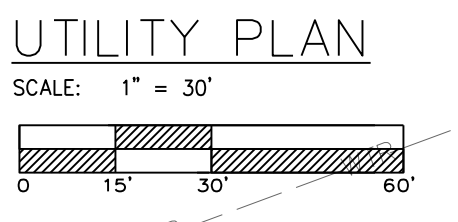
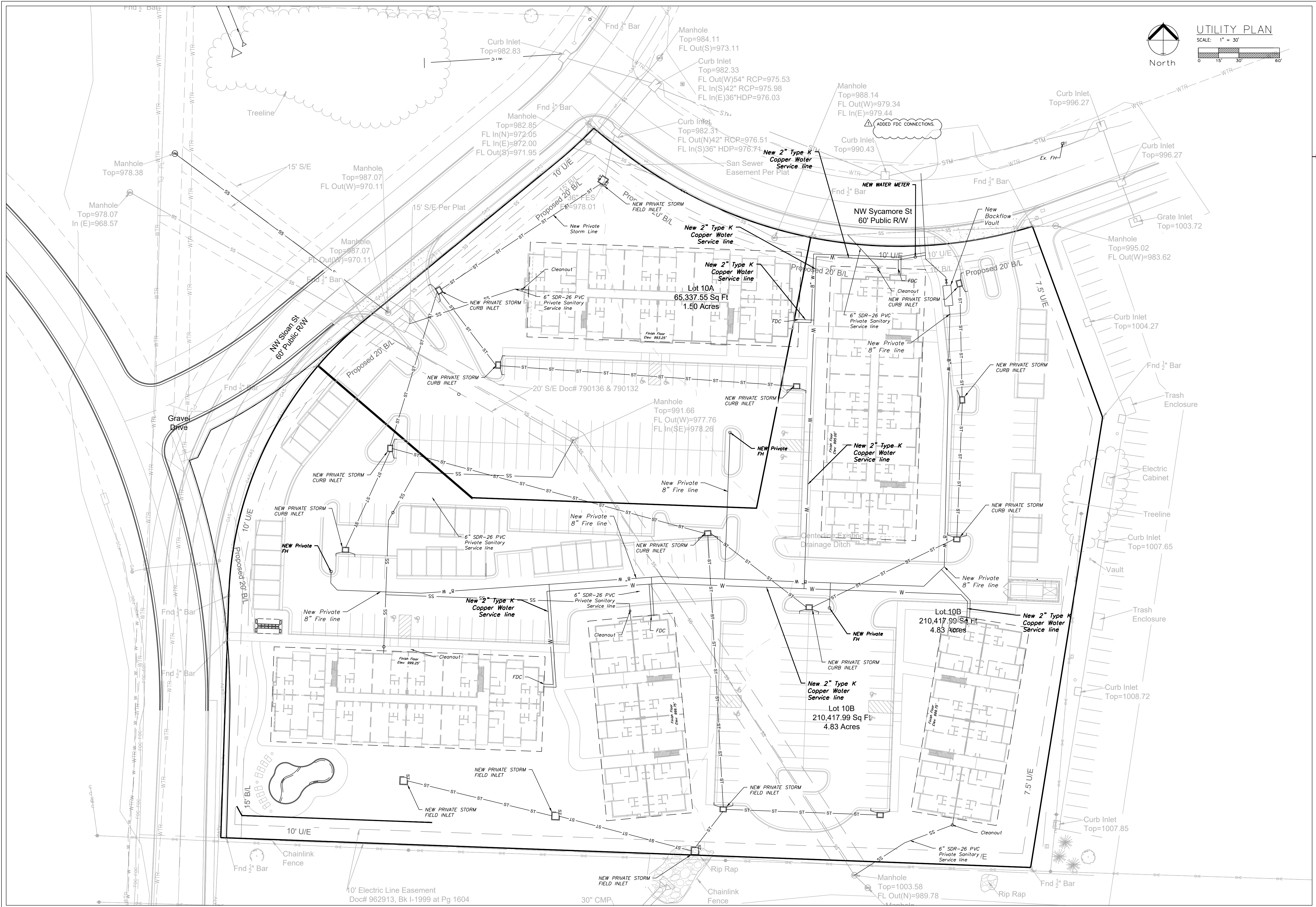
C. 204

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

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





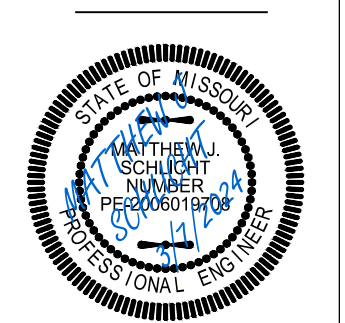
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Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

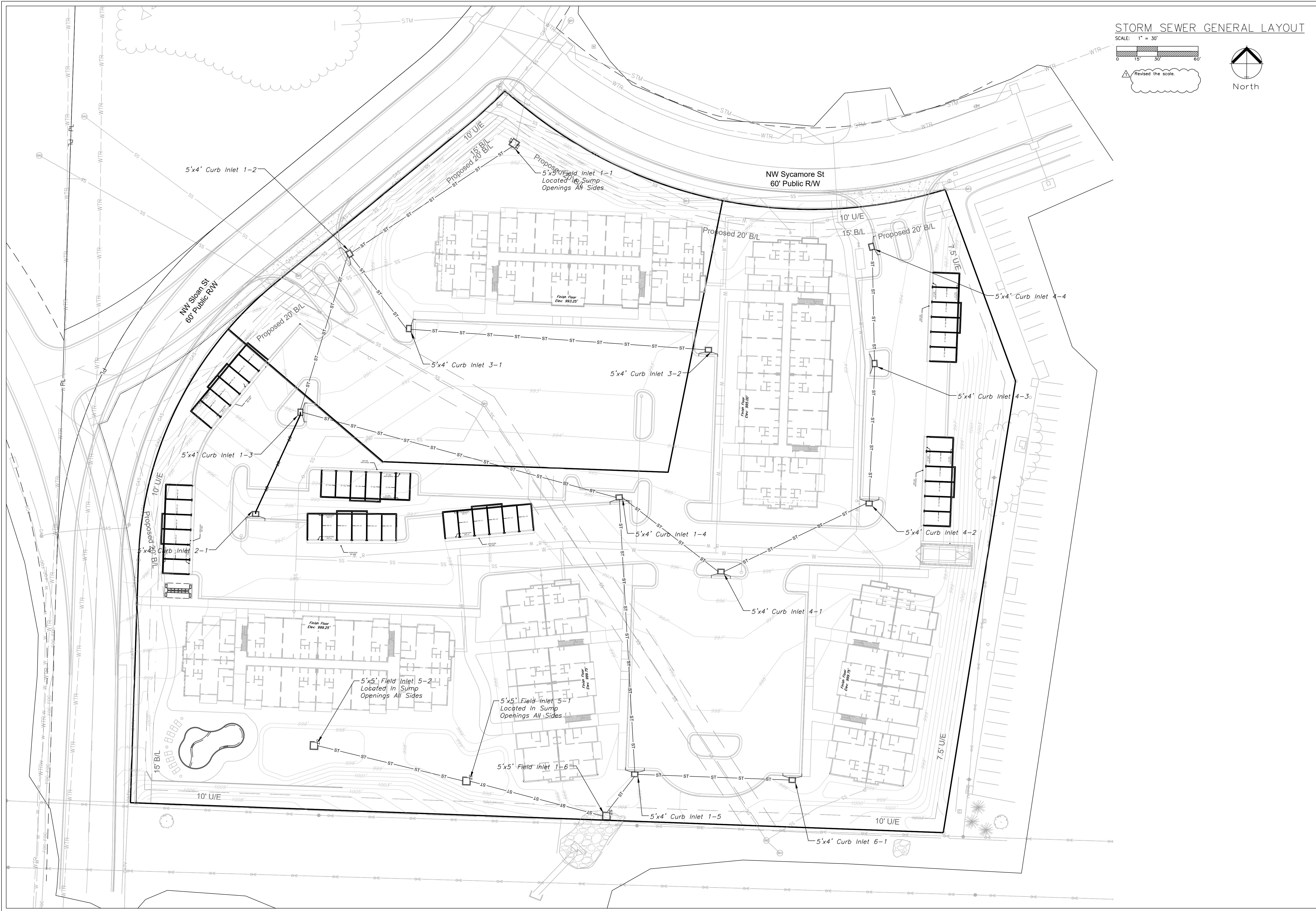
Project: LSMO	Issue Date: August 11, 2023
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Utility Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

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STORM SEWER GENERAL LAYOUT

SCALE: 1" = 30'

Revised the scale.

North

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LEE'S SUMMIT, MO 64082
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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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
NO. 14335

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

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C.301



STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



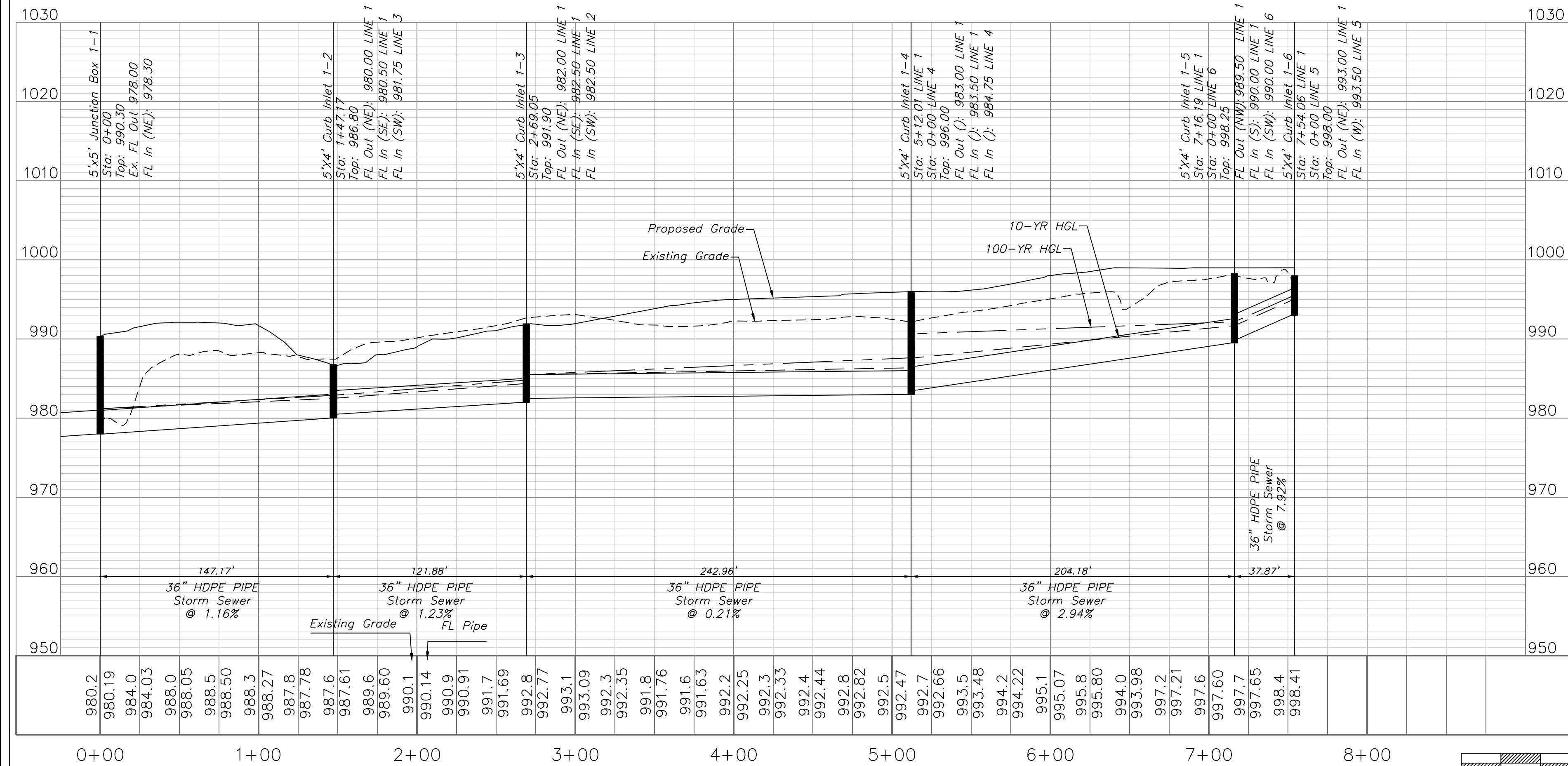
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

REVISED SCALE.

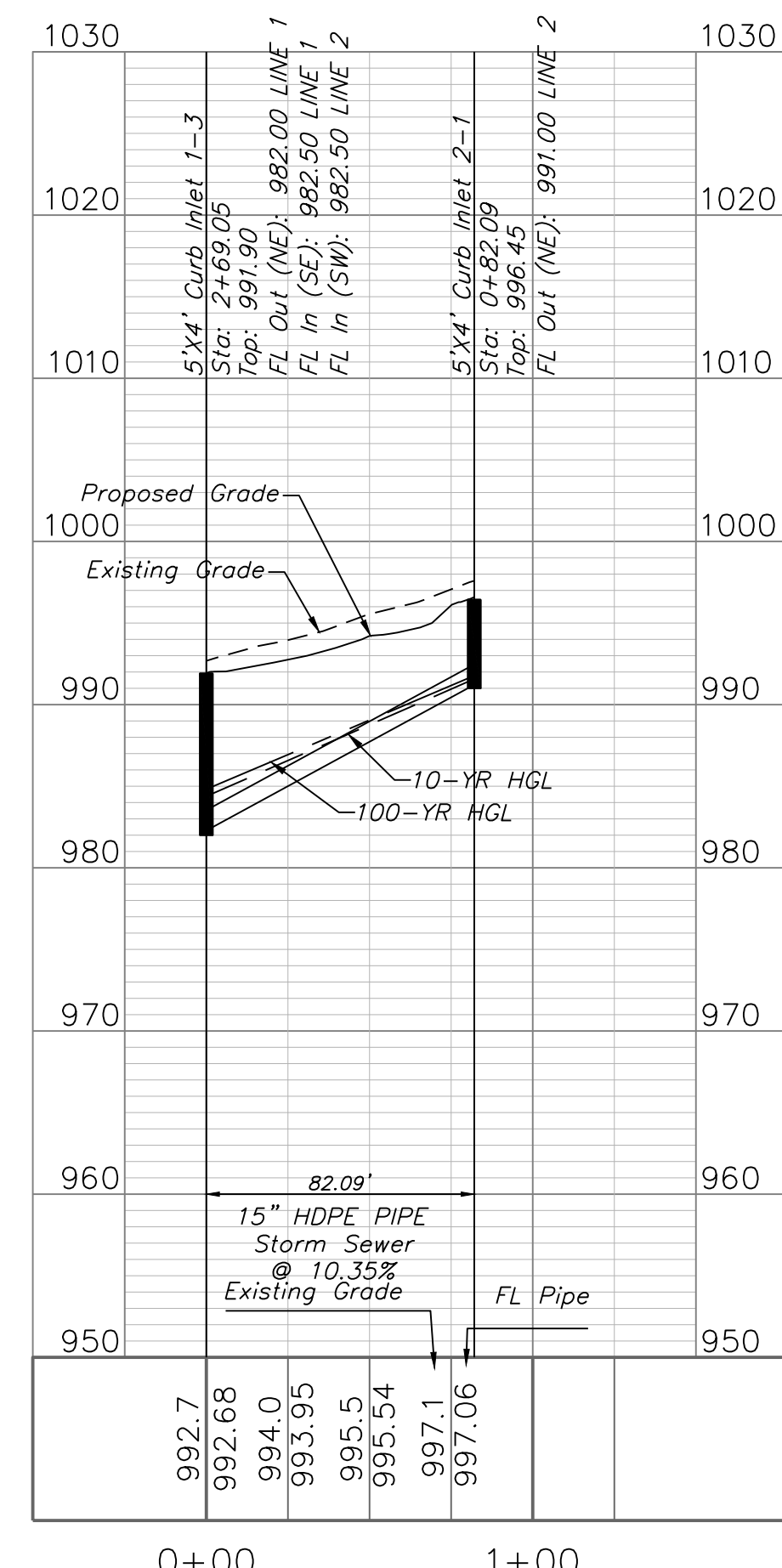


STORM LINE 1

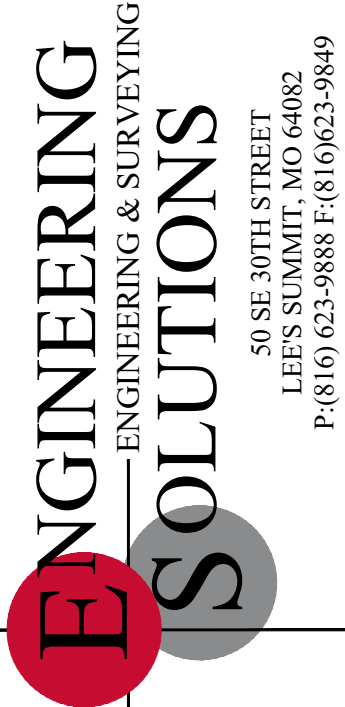


0 25' 50' 100'

STORM LINE 2



0 25' 50' 100'

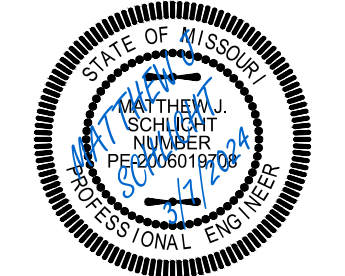


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Surveying LS-218
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

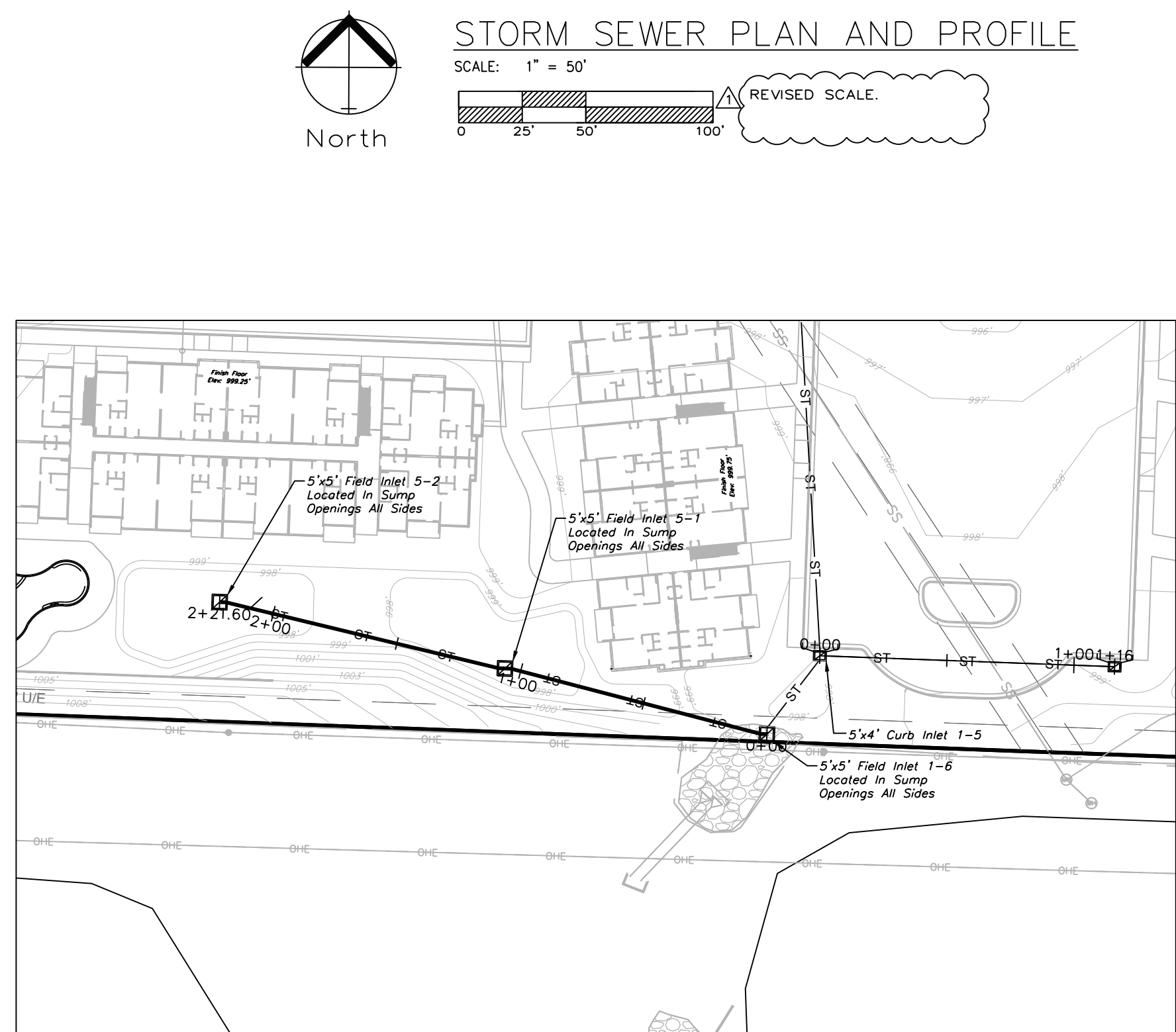
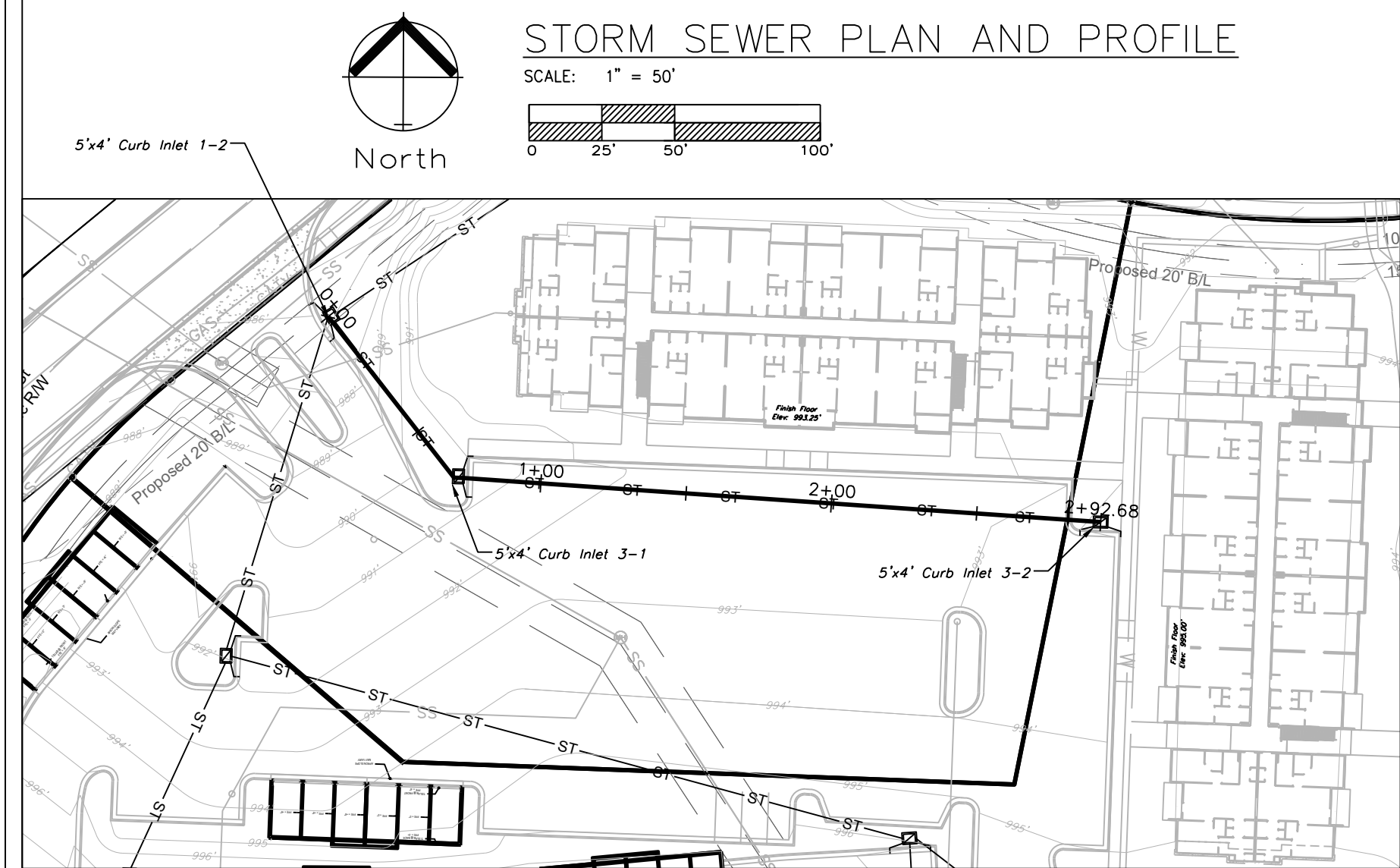
Project: LASM
Issue Date:
August 11, 2023

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

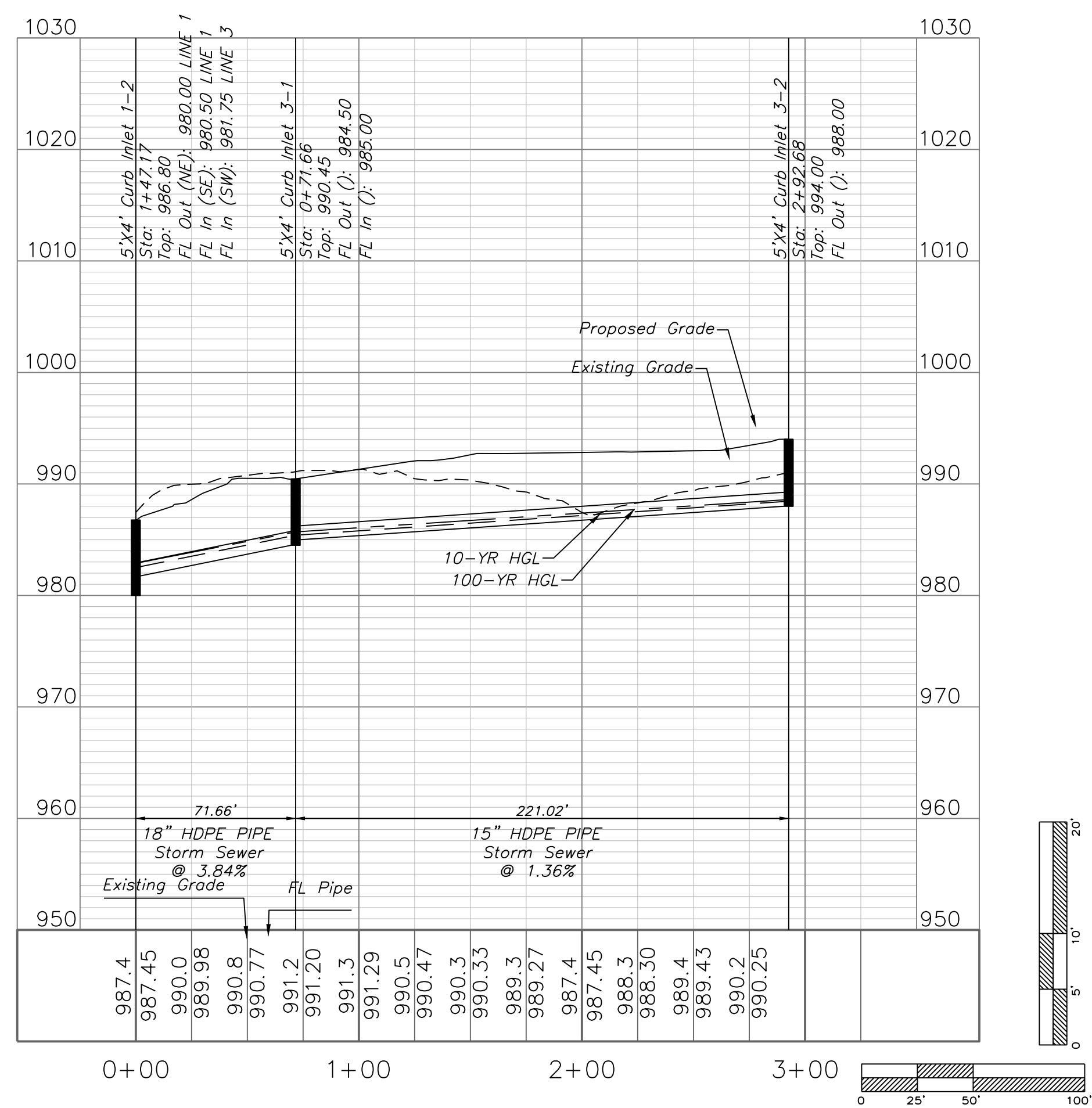


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

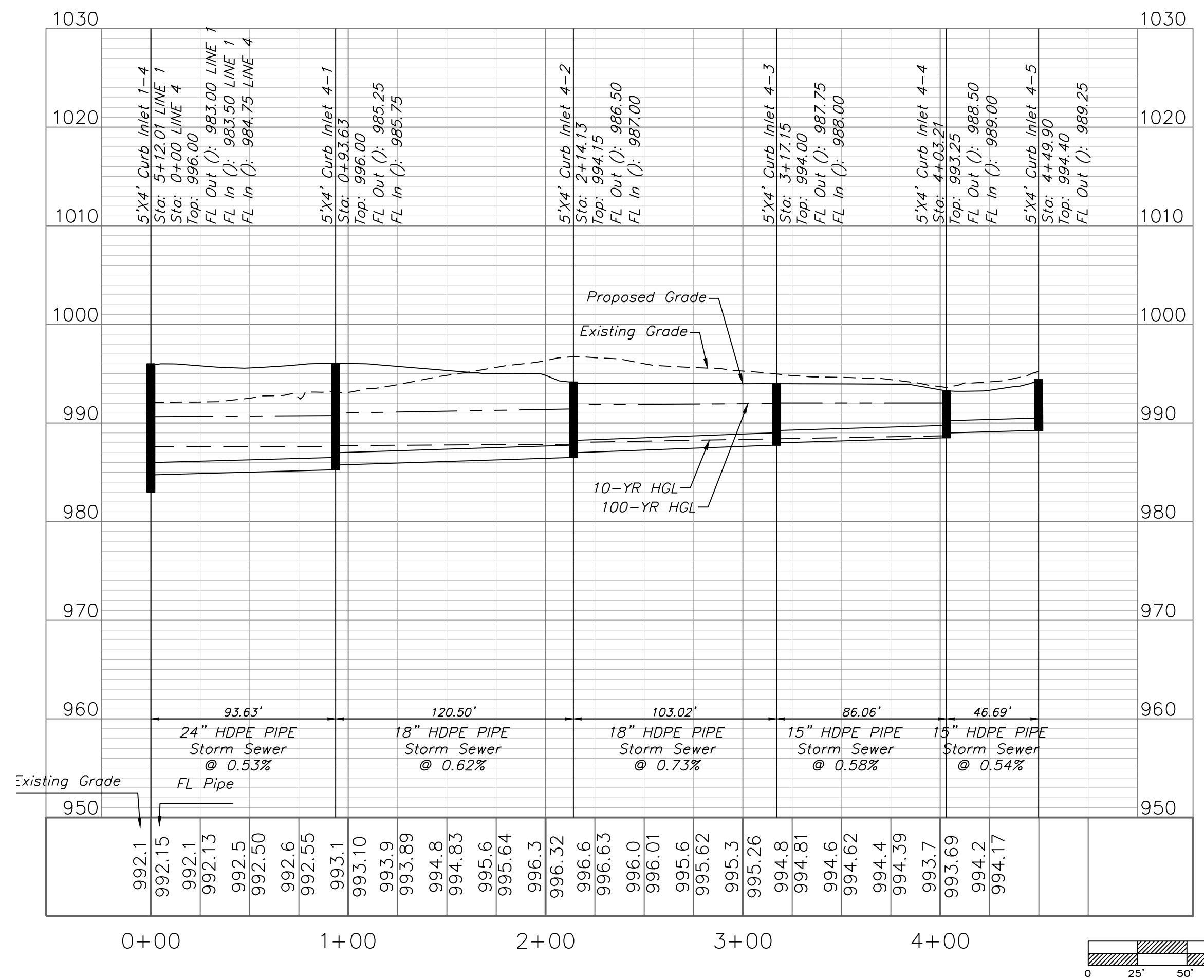
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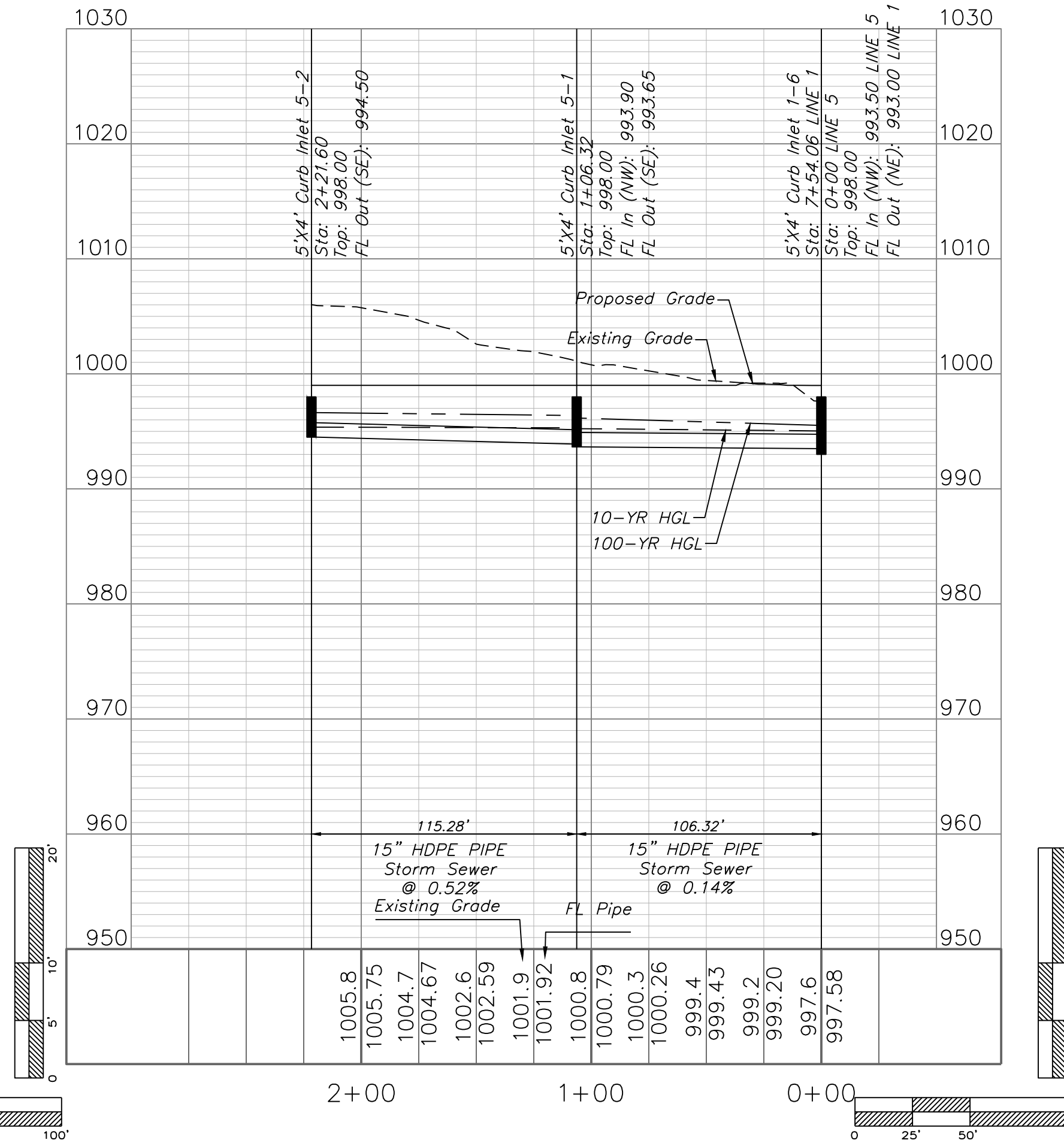
STORM LINE 3



STORM LINE 4



STORM LINE 5

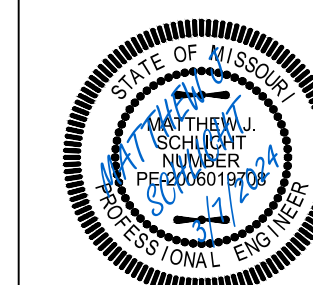


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

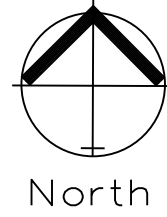
Project: CAS STATION
LSMO
Issue Date:
August 11, 2023

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

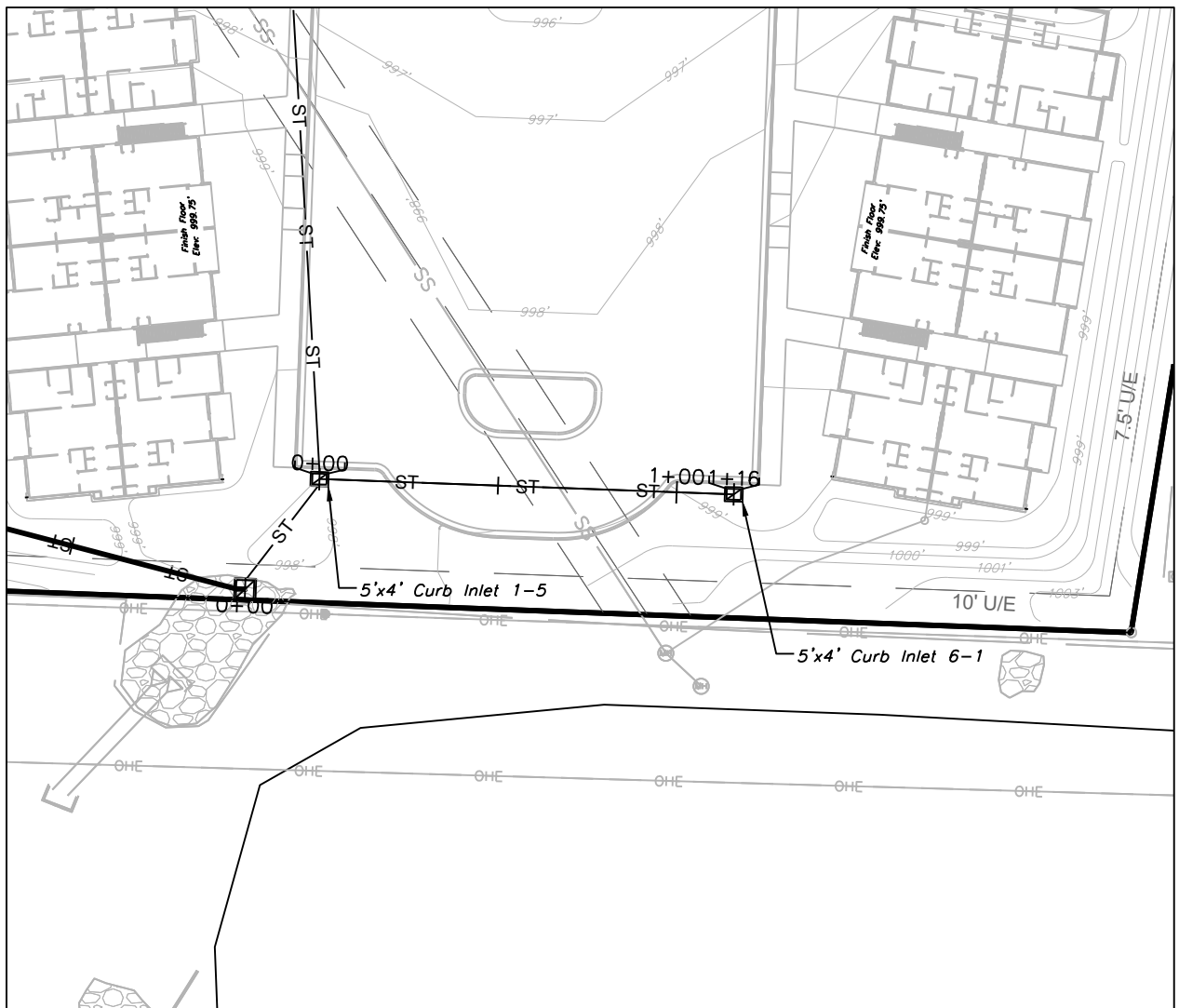
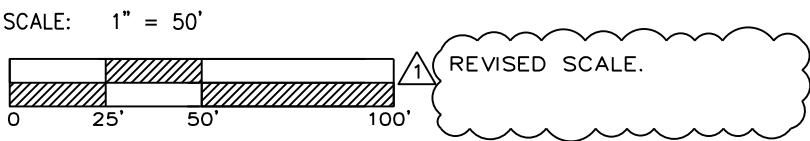


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

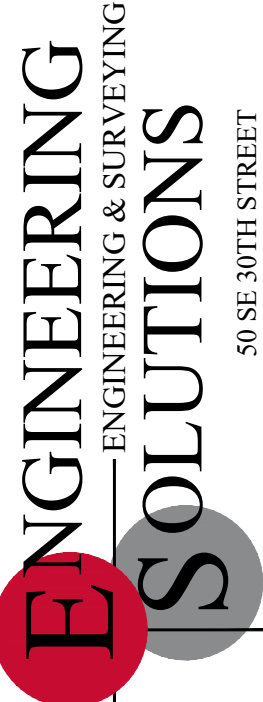
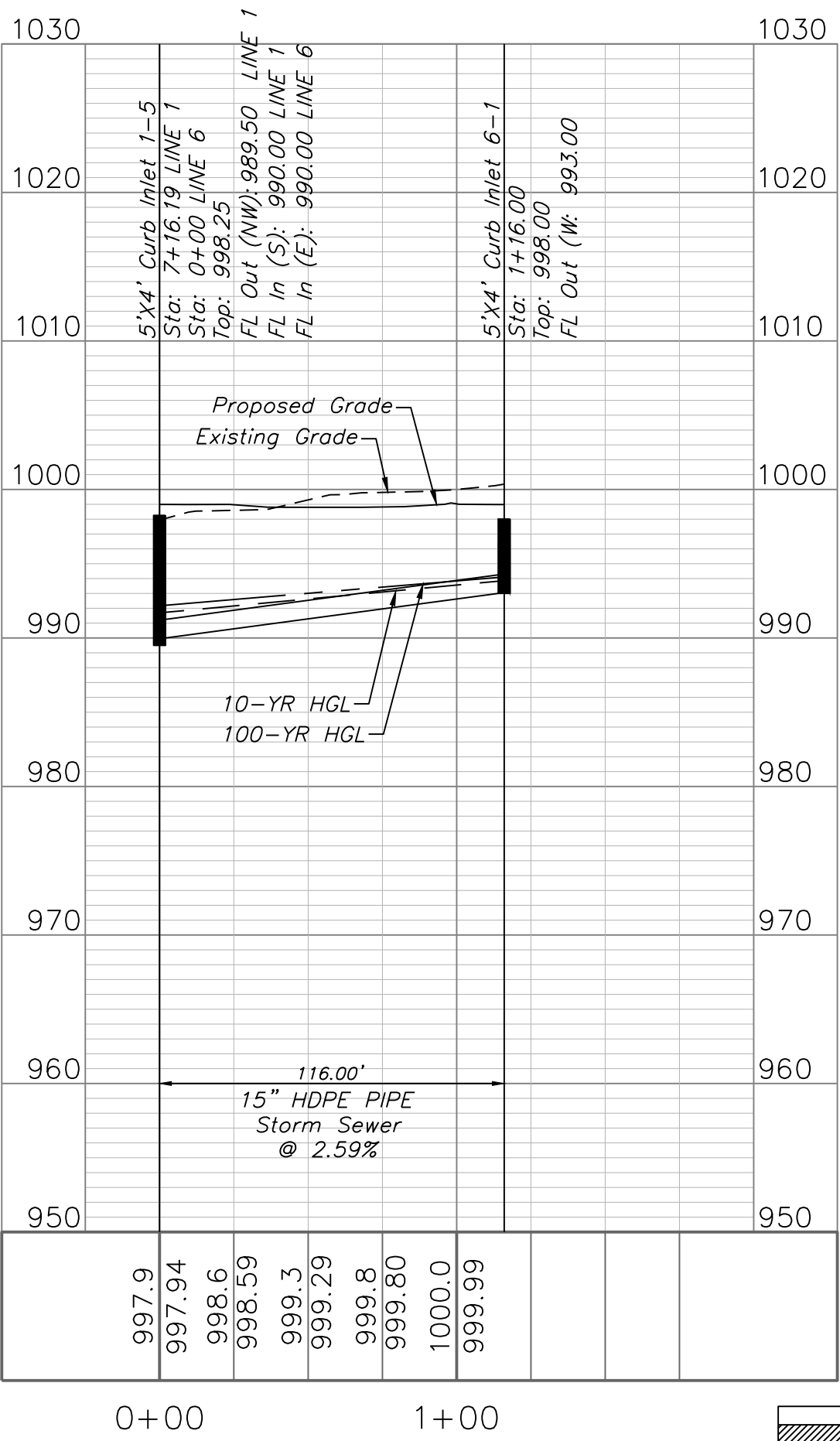
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STORM SEWER PLAN AND PROFILE



STORM LINE 6

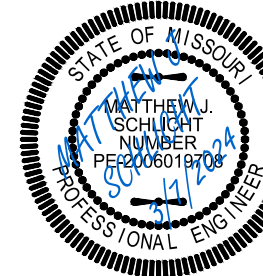


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Surveying 2005008319-D
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Engineering E-1685
Surveying LS-218
Oklahoma
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project: D-AS STATION
LSMO
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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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

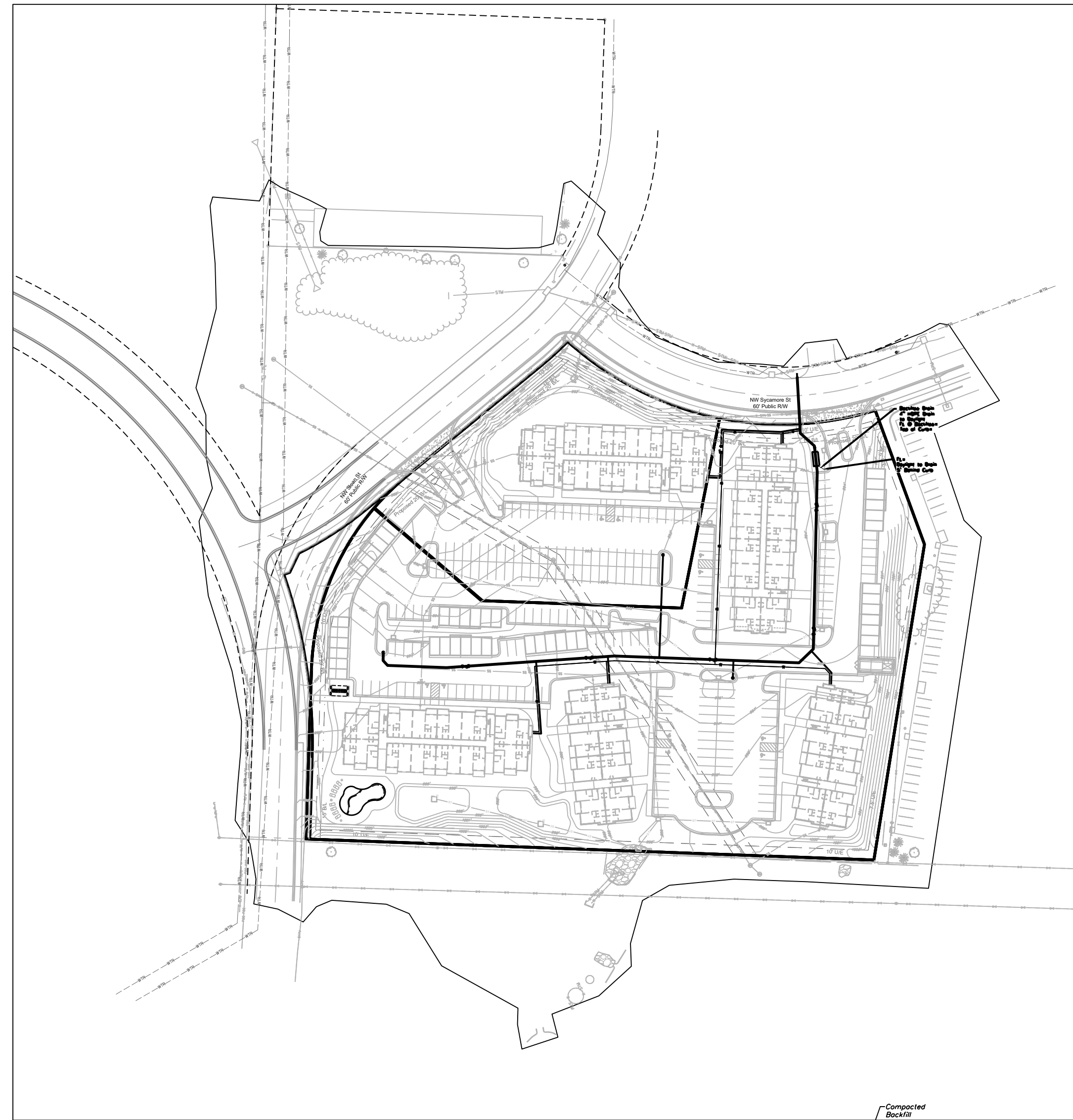
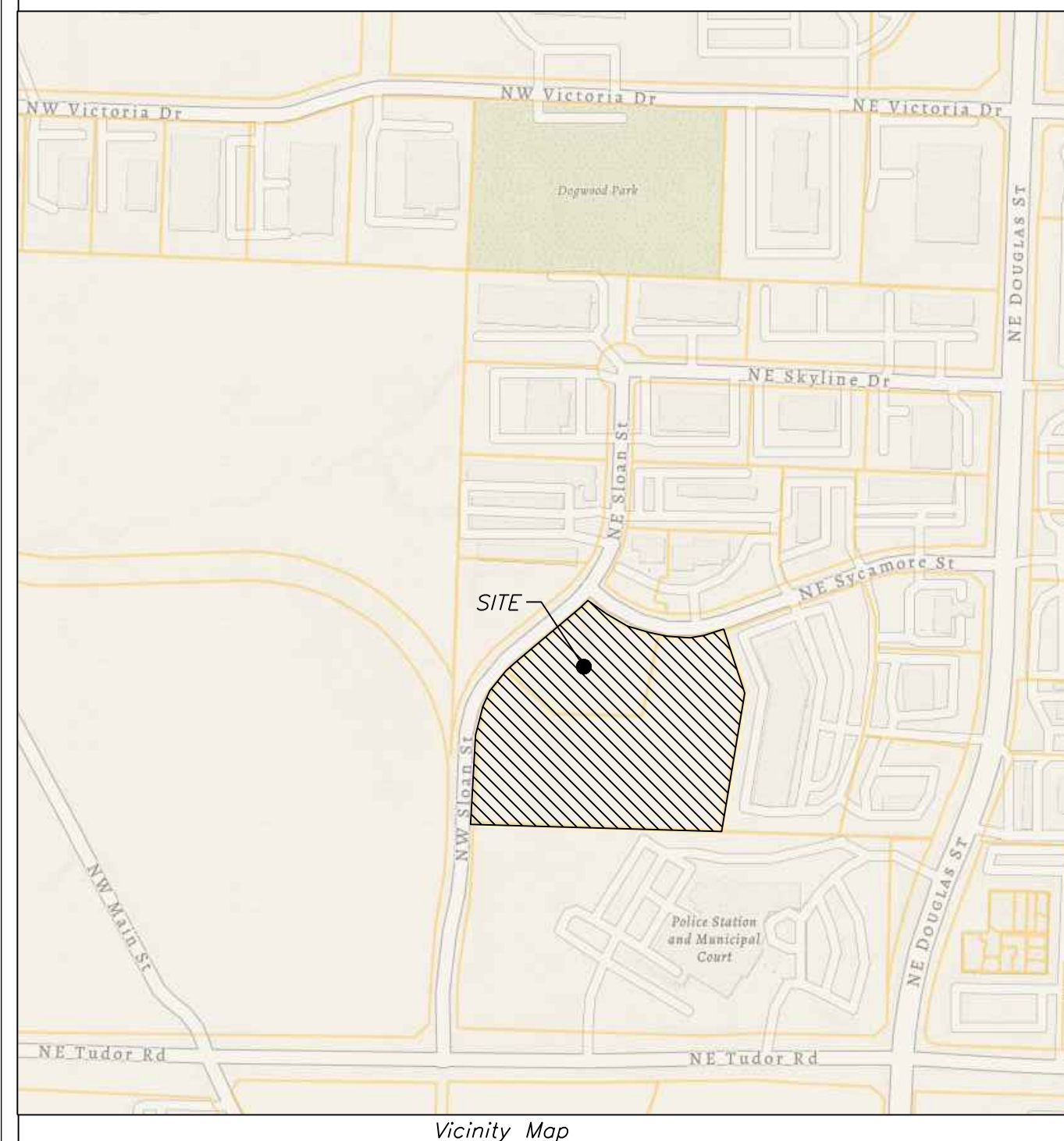
PROPERTY DESCRIPTION (Old Republic National Title Insurance Company, Policy No. 23063197)
(March 28, 2023, at 8:00 AM)

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:

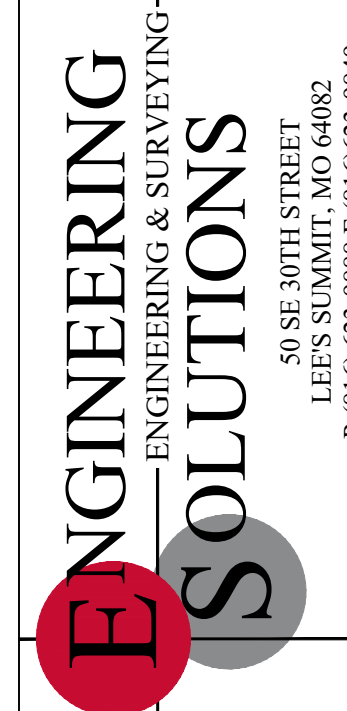
C.500 ~ COVER SHEET
C.501 ~ WATER LINE PLAN
C.502 ~ WATER LINE PLAN AND PROFILE
C.505 ~ STANDARD DETAILS

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.

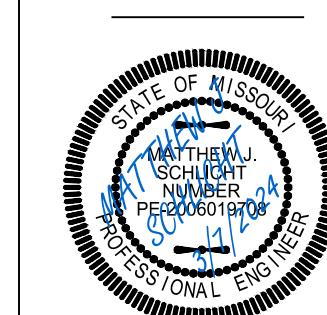


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

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

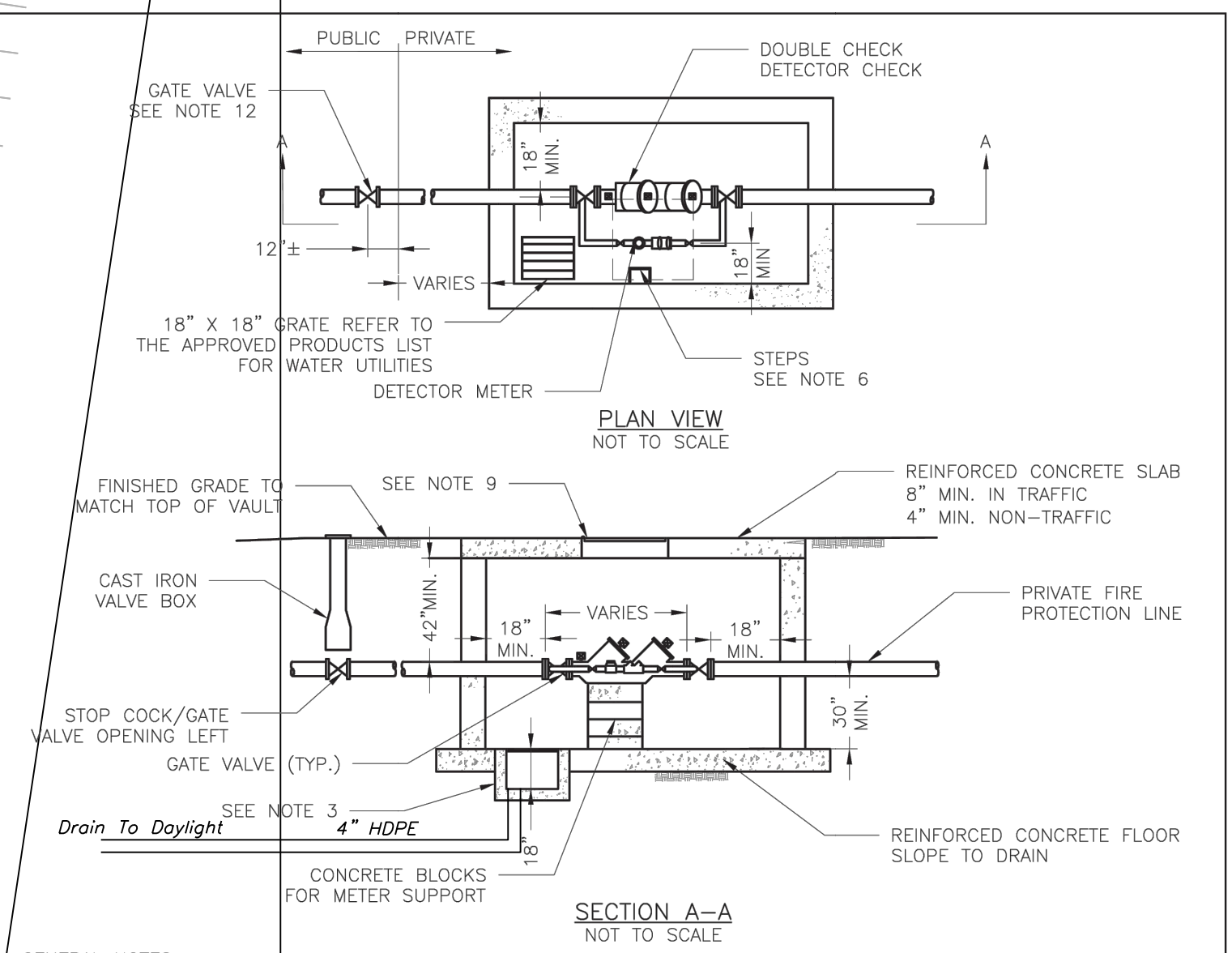
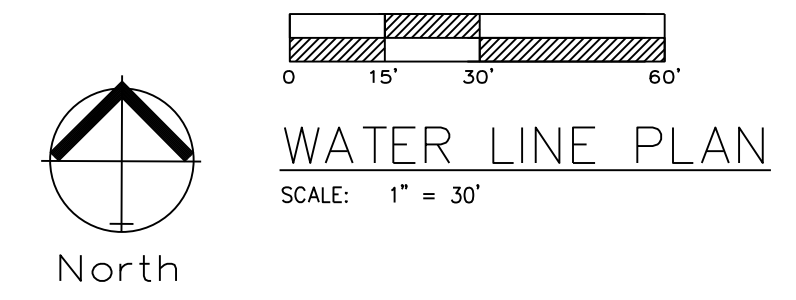
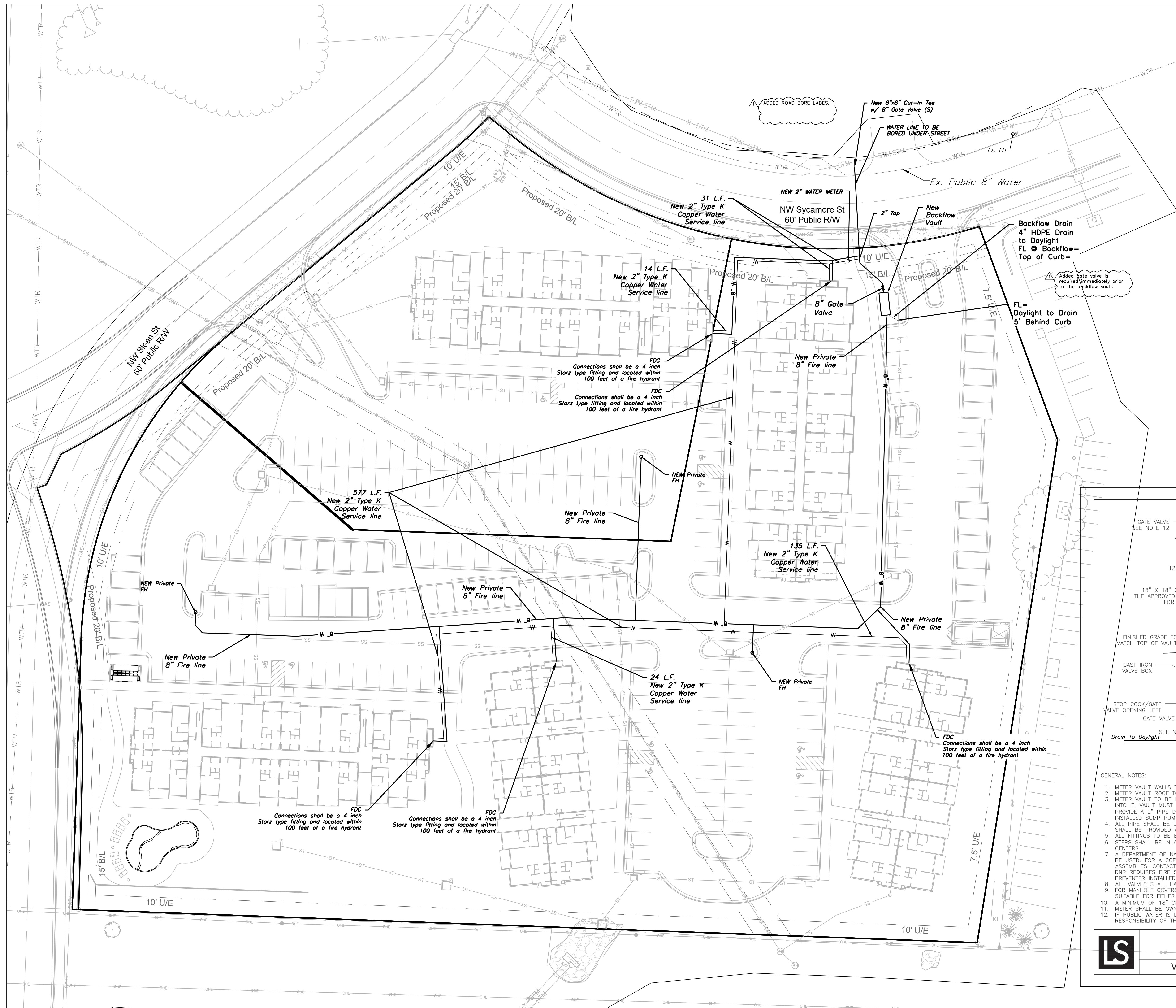
COVER SHEET
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

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C. 500



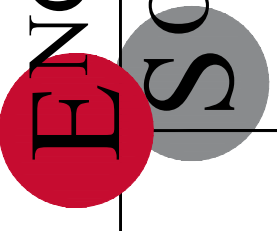
- GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
 2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
 3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM, WHERE PRACTICAL, PROVIDE A 2\"/>
 4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 5. ALL FITTINGS TO BE BRASS.
 6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16\"/>
 7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTER ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED PRIOR TO THE MIXING POINT.
 8. ALL VALVES SHALL HAVE RISING STEMS.
 9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
 10. A MINIMUM OF 18\"/>
 11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 02/2018
Drawn By: JH
Checked By: DL

WAT-12

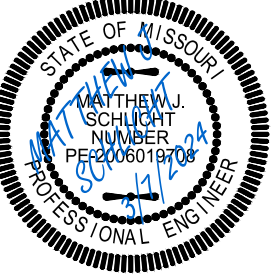


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WATER LINE PLAN - NORTH
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project:
LSMO
Issue Date:
August 11, 2023

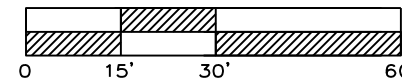
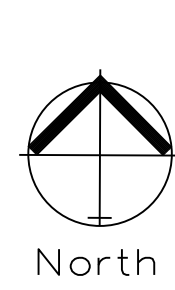


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14325

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C.501

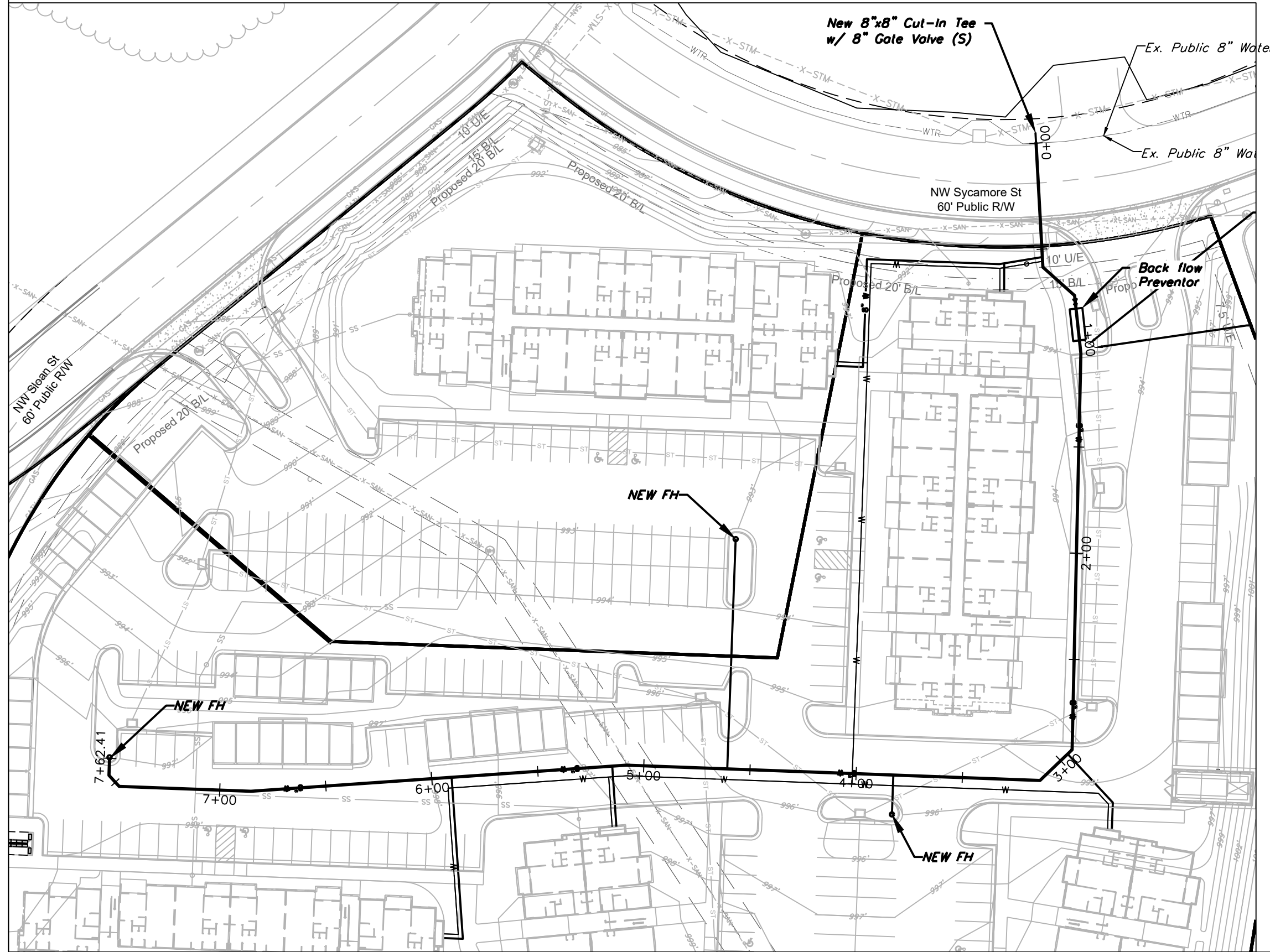


WATER LINE PLAN AND PROFILE

SCALE: 1" = 30'

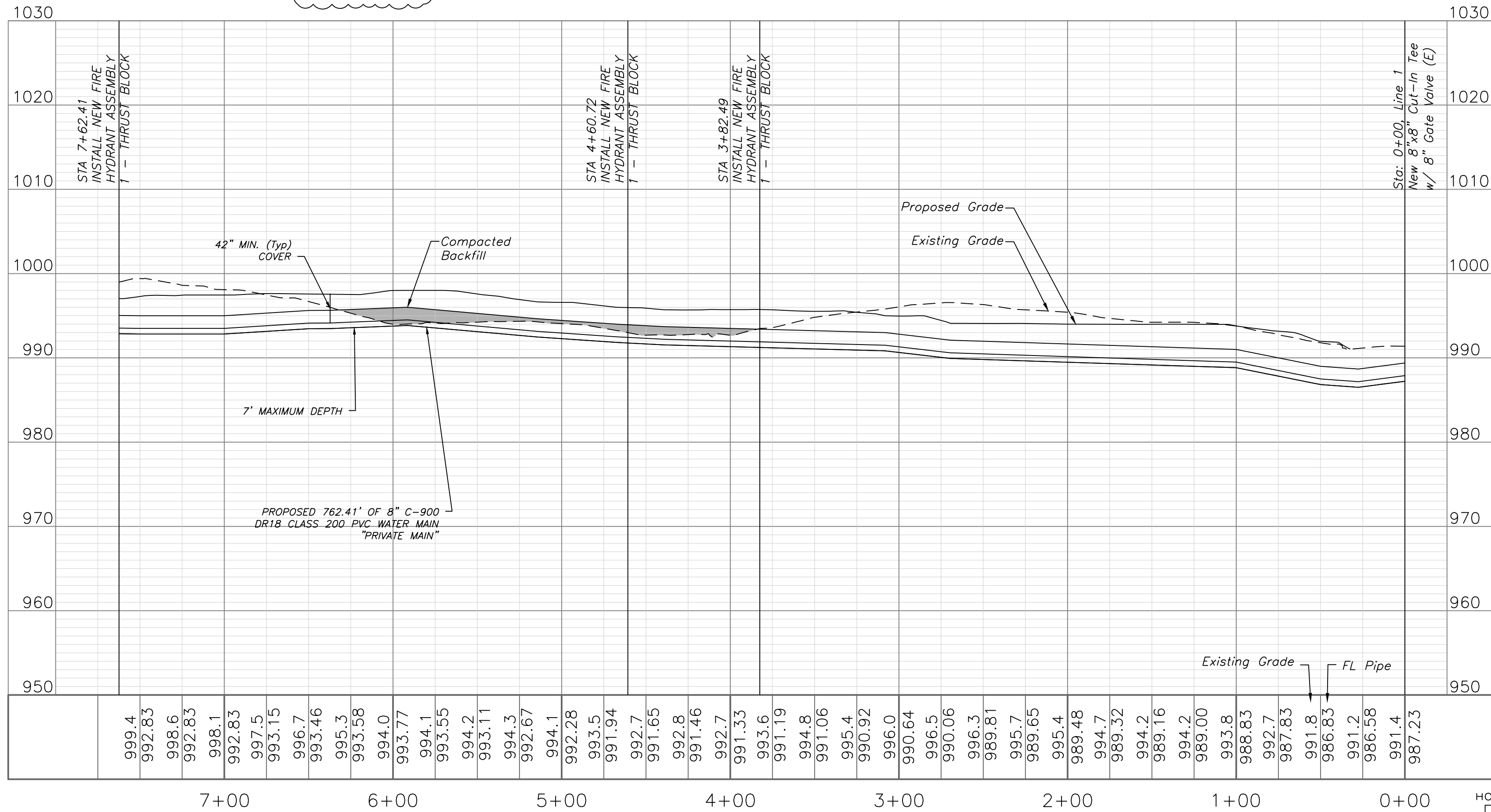
Note:

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

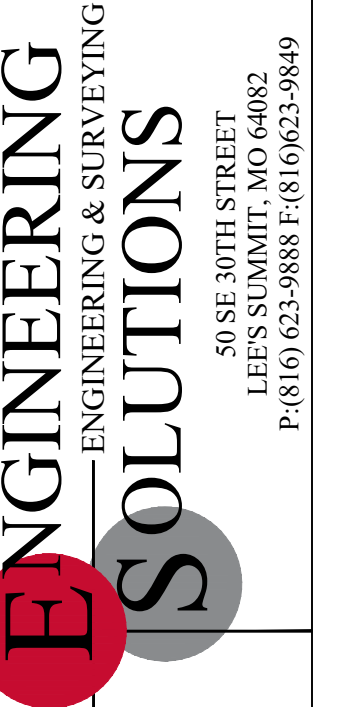
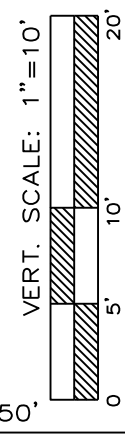


WATER LINE 1

▲ ADDED C900 DR18 Class 200 LABEL.



HORIZ. SCALE: 1"=50'

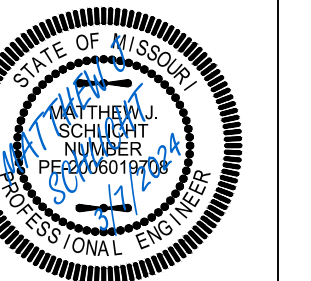


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

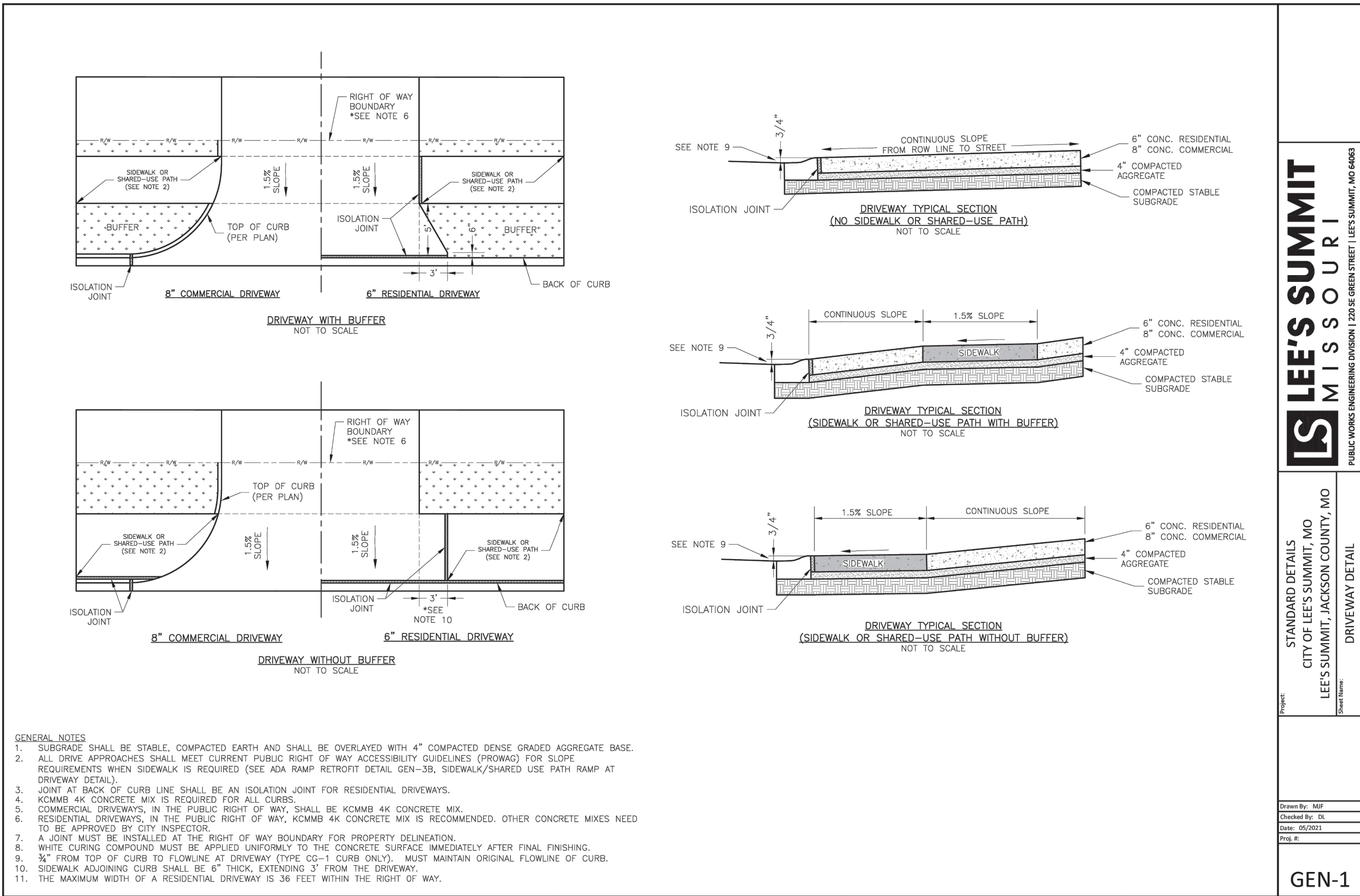
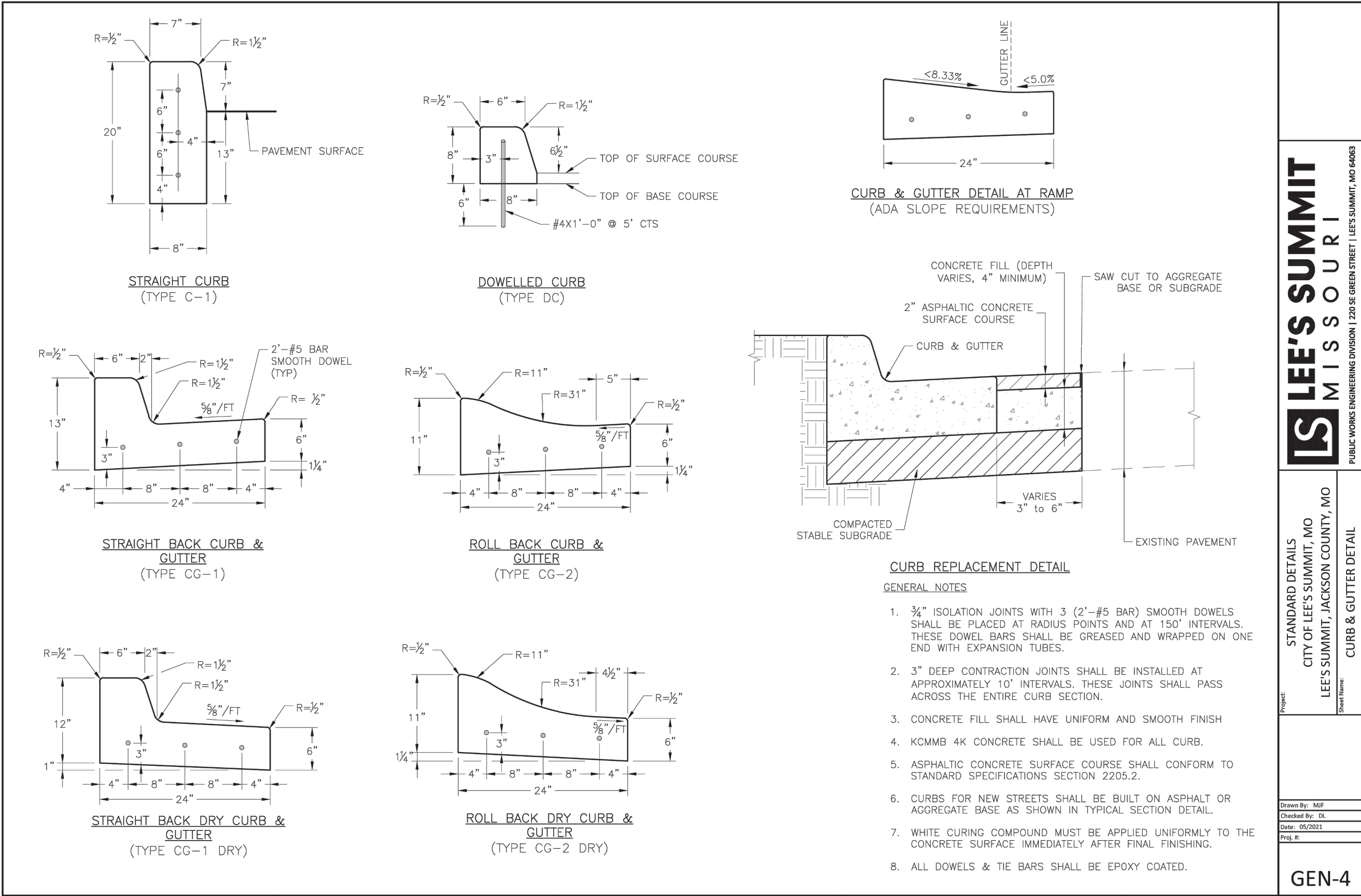
Project: DOUGLAS STATION
LSMO
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WATER LINE PLAN AND PROFILE
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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REVISIONS
REV. 3/7/2024



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION 1225 SE GREEN STREET | LEE'S SUMMIT, MO 64089

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

Drawn By: MFP
Checked By: TK
Date: 06/05/2017
Proj #: 17-001

GEN-4

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION 1225 SE GREEN STREET | LEE'S SUMMIT, MO 64089

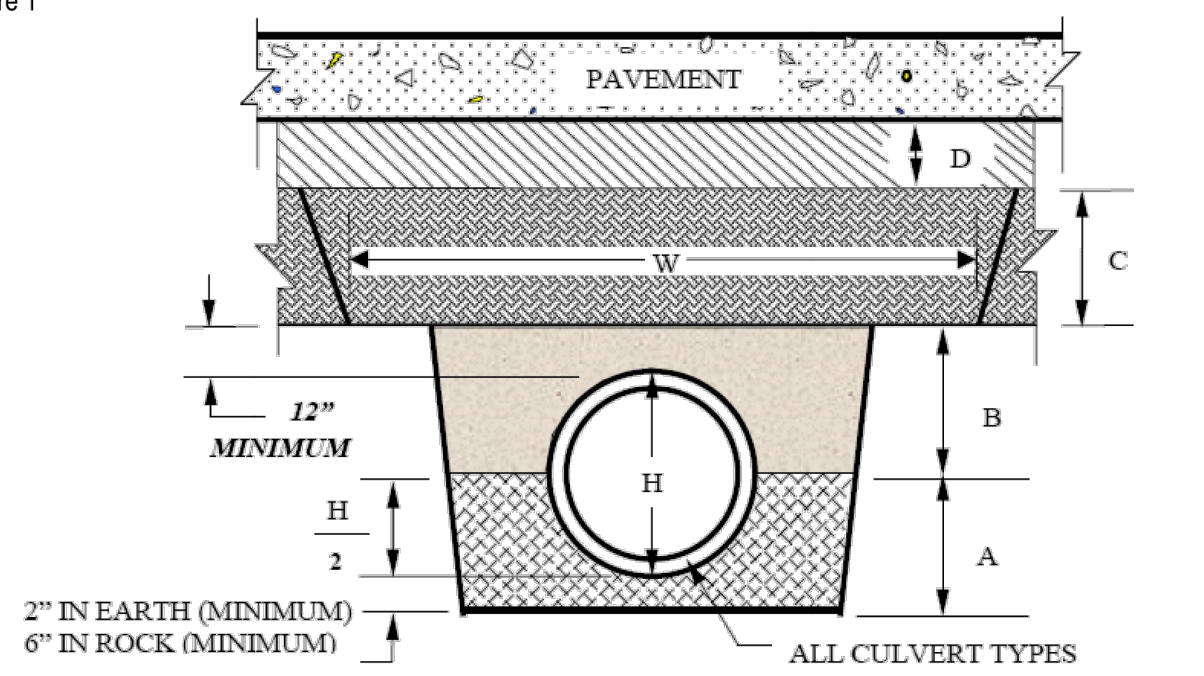
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
COUNTY: JACKSON

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GEN-1

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

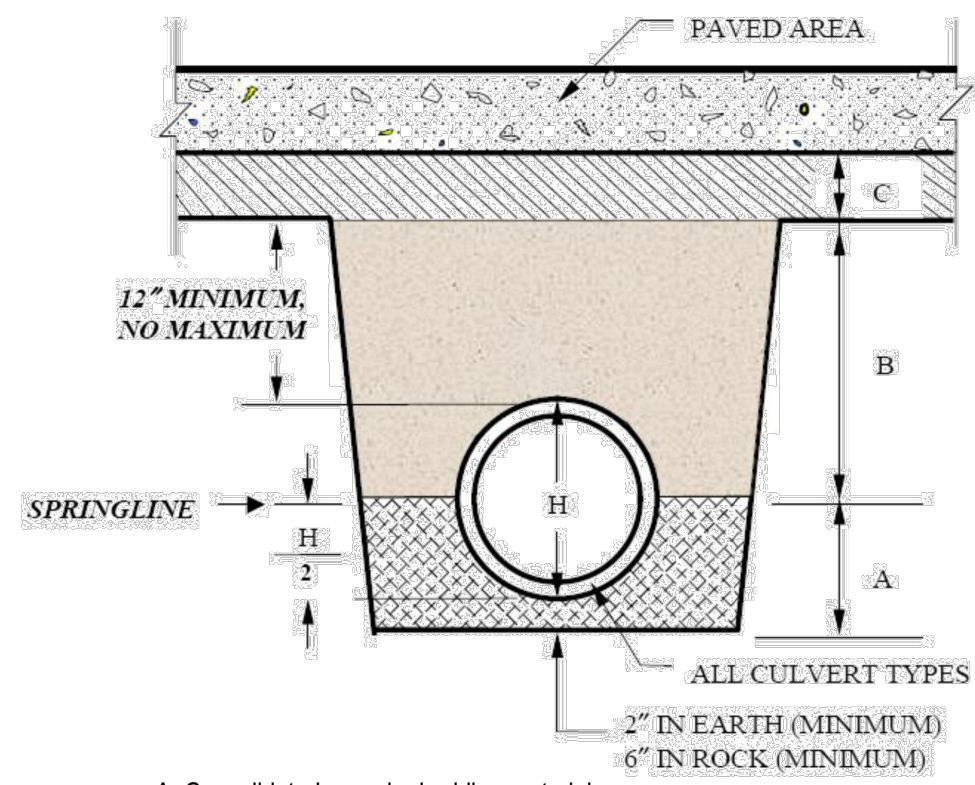
21

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.



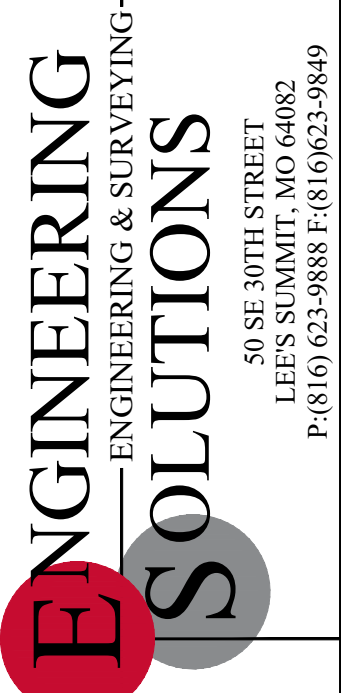
- A- Consolidated granular bedding material.
- B- Granular bedding material, hand compacted soil - 95% of max. density using ASTM D 698, or Flowable Backfill (CLSM). Maximum lift thickness 6". Granular bedding material shall be used in Zone B for all pipe except reinforced concrete pipe.
- C - Compacted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

February 2017
Rev. May 2019

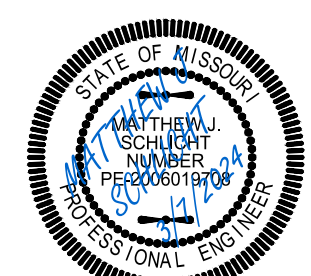


Professional Registration
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Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

Project: LSWO
Issue Date:
August 11, 2023

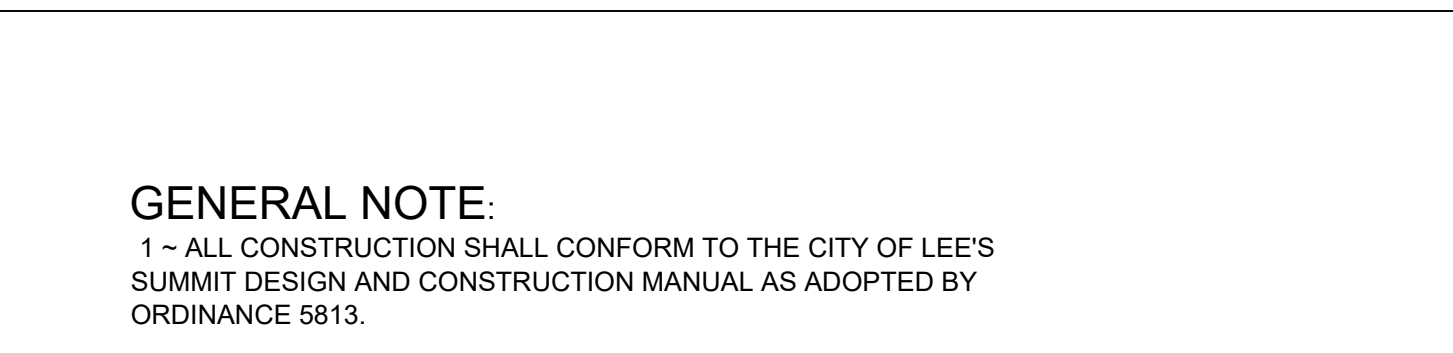
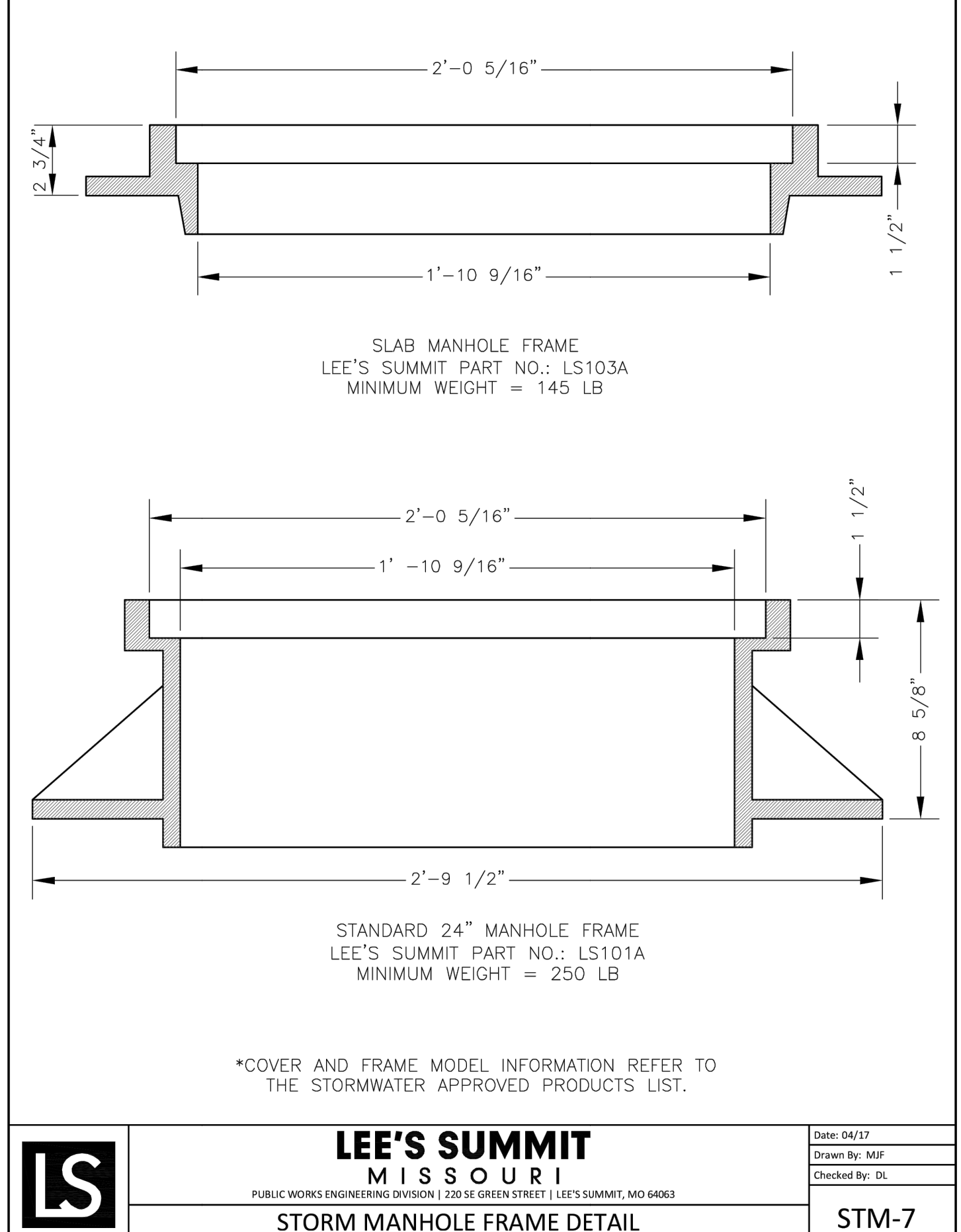
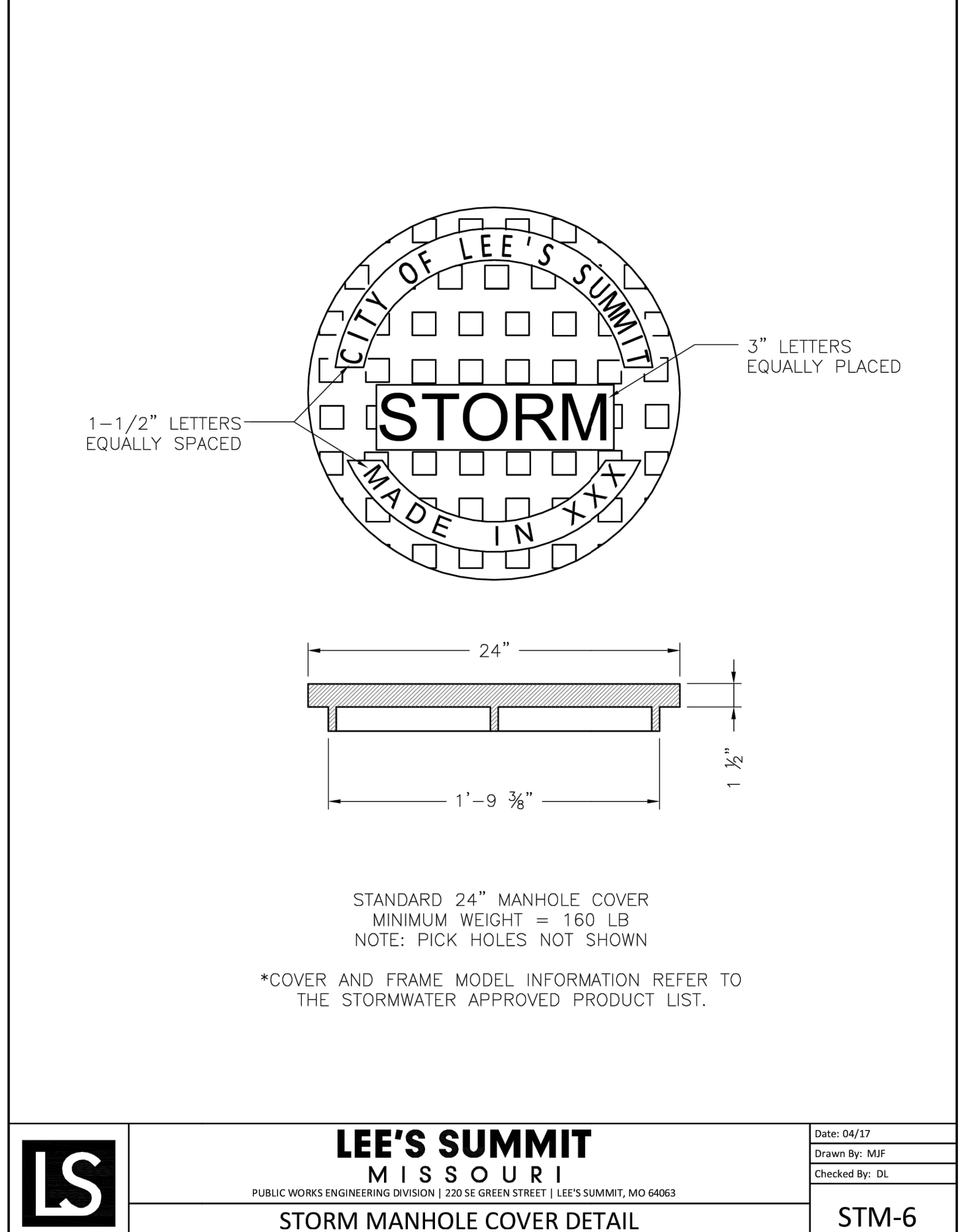
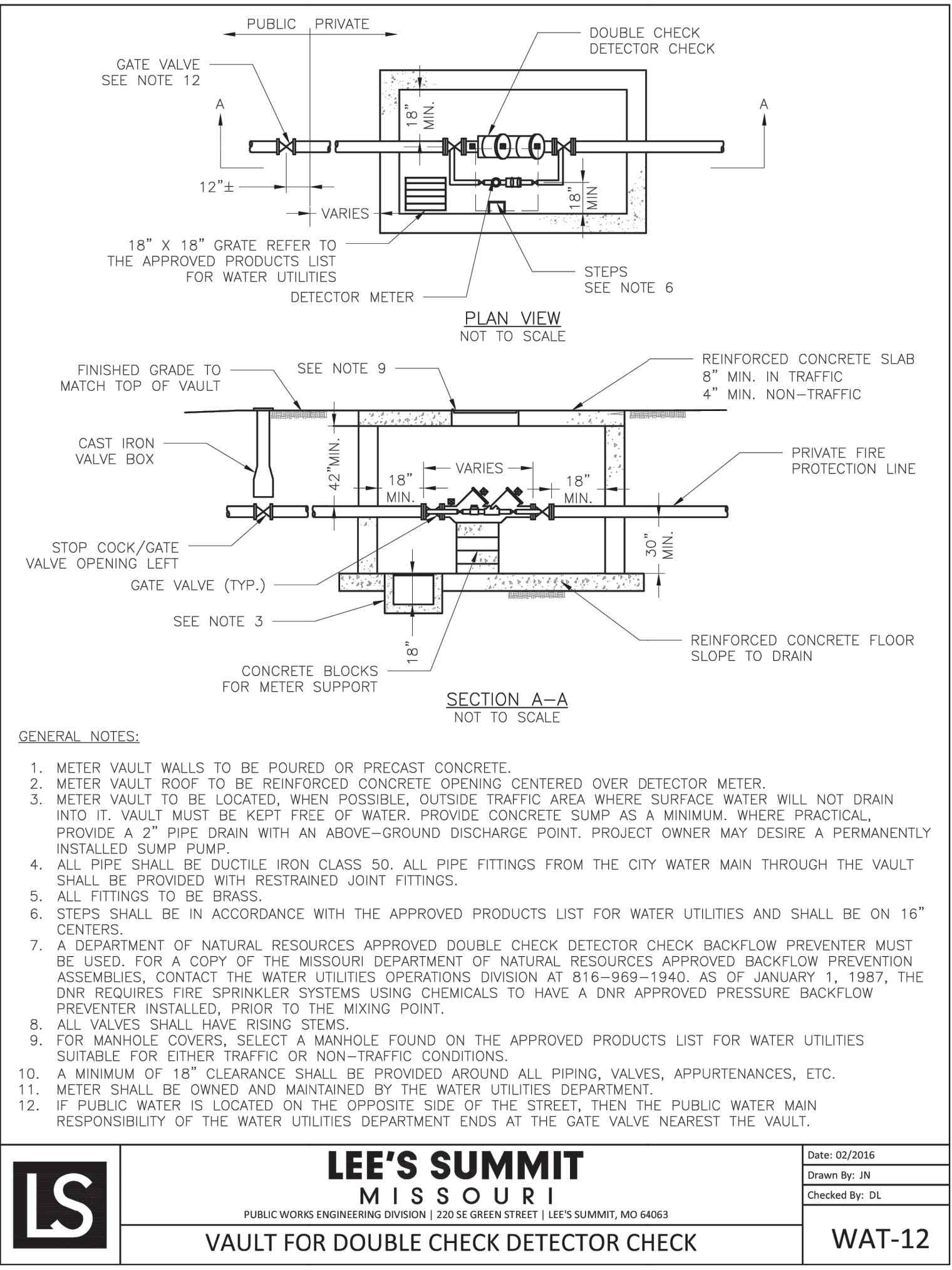
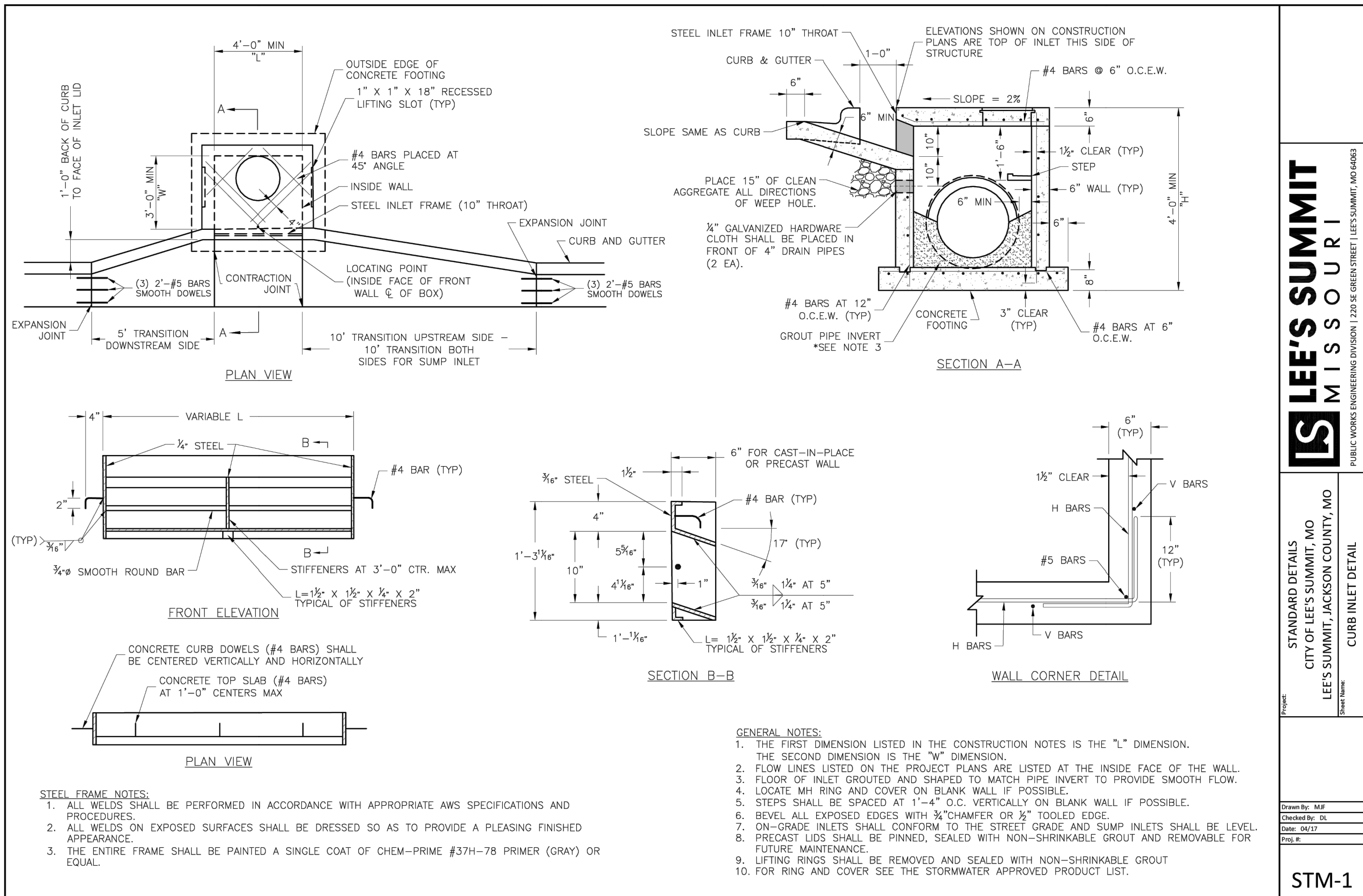
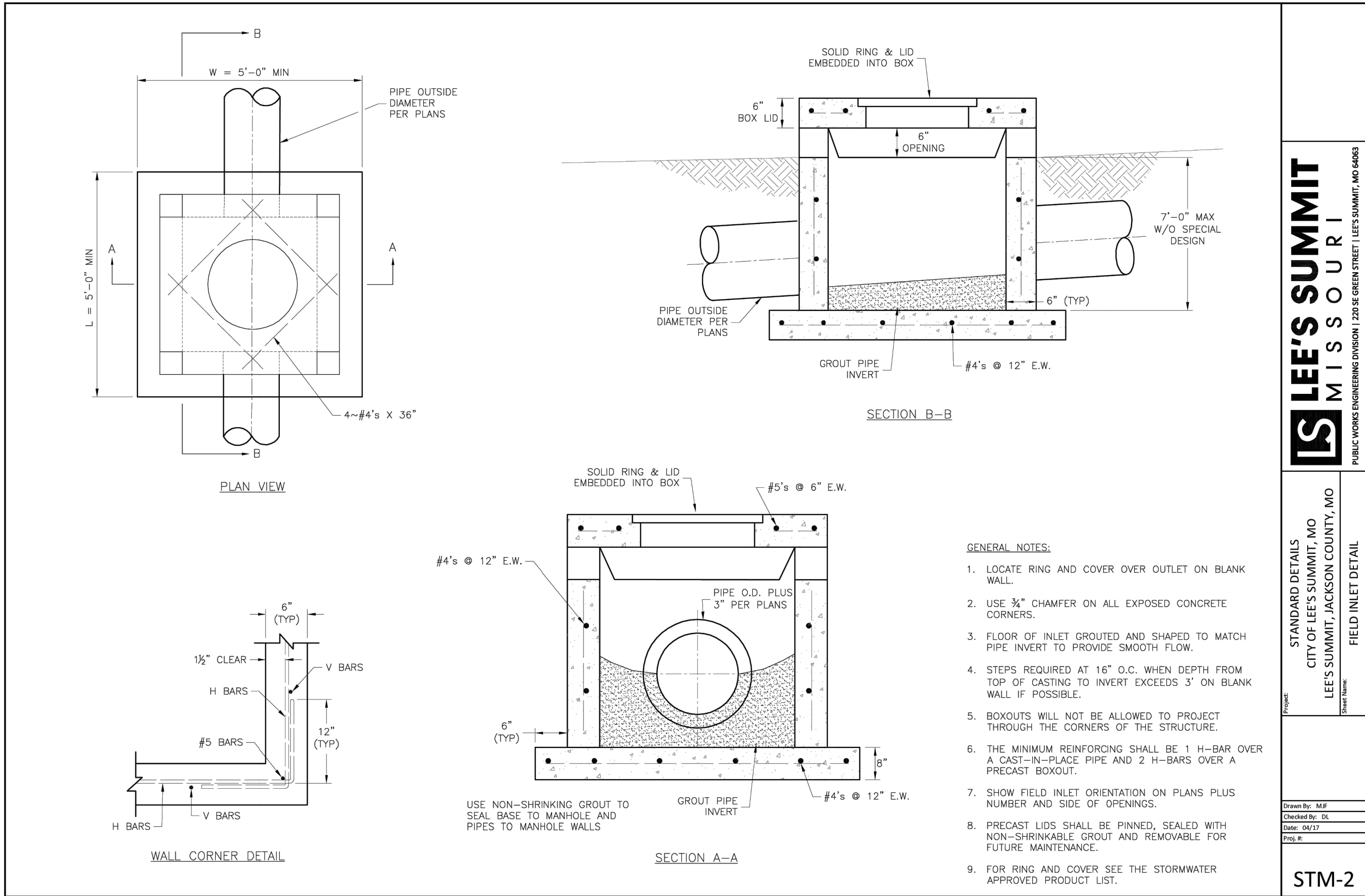
Standard Details
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

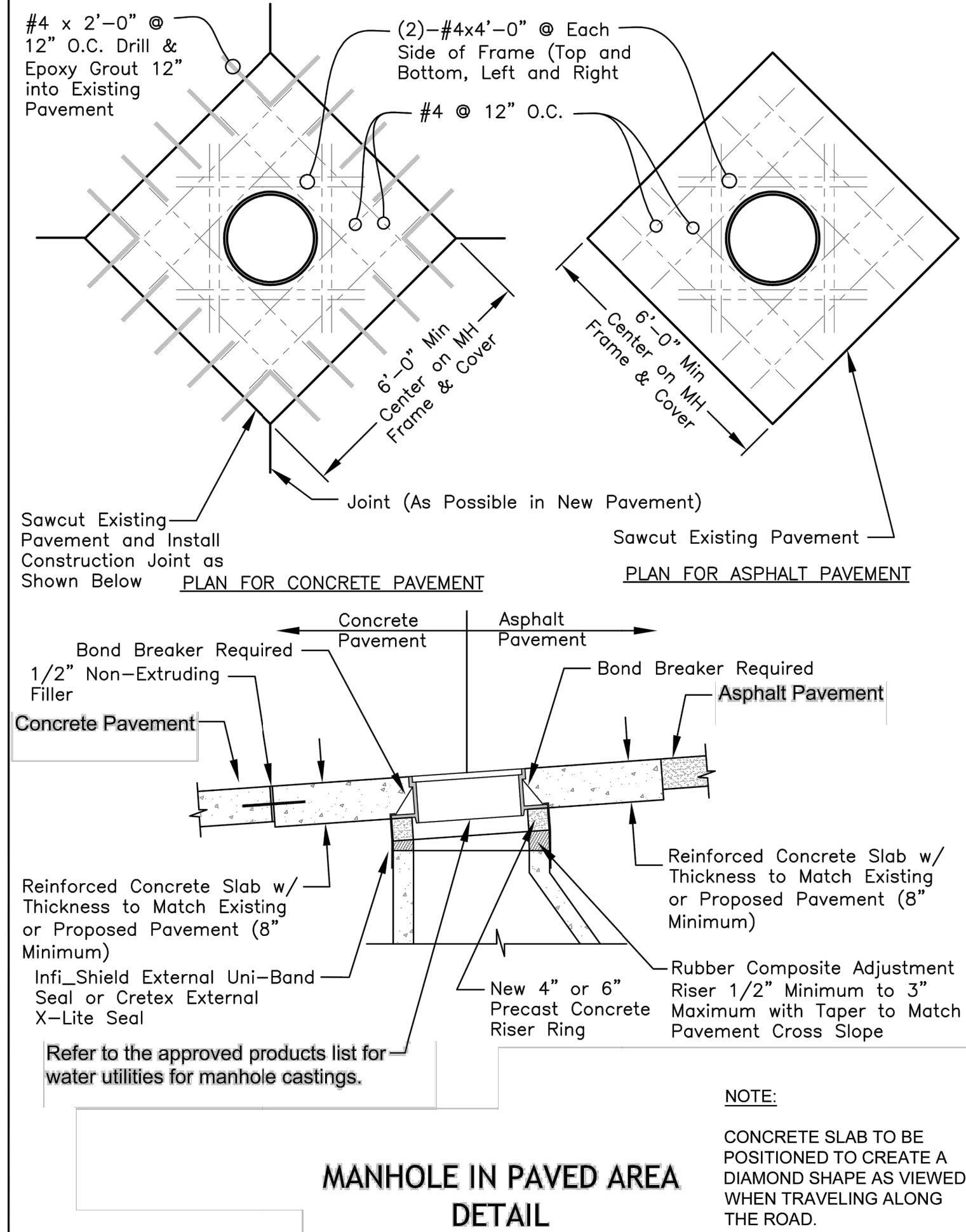
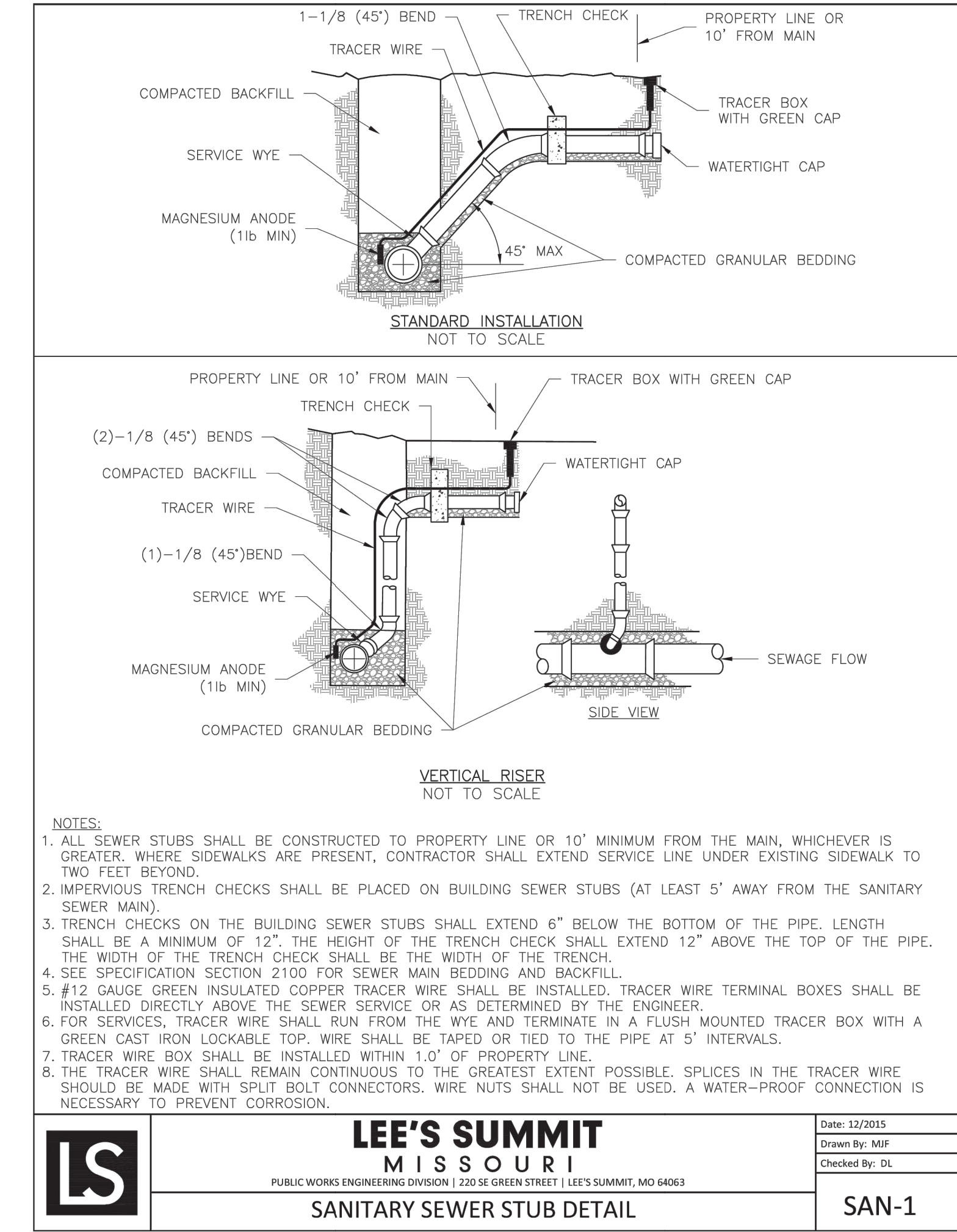
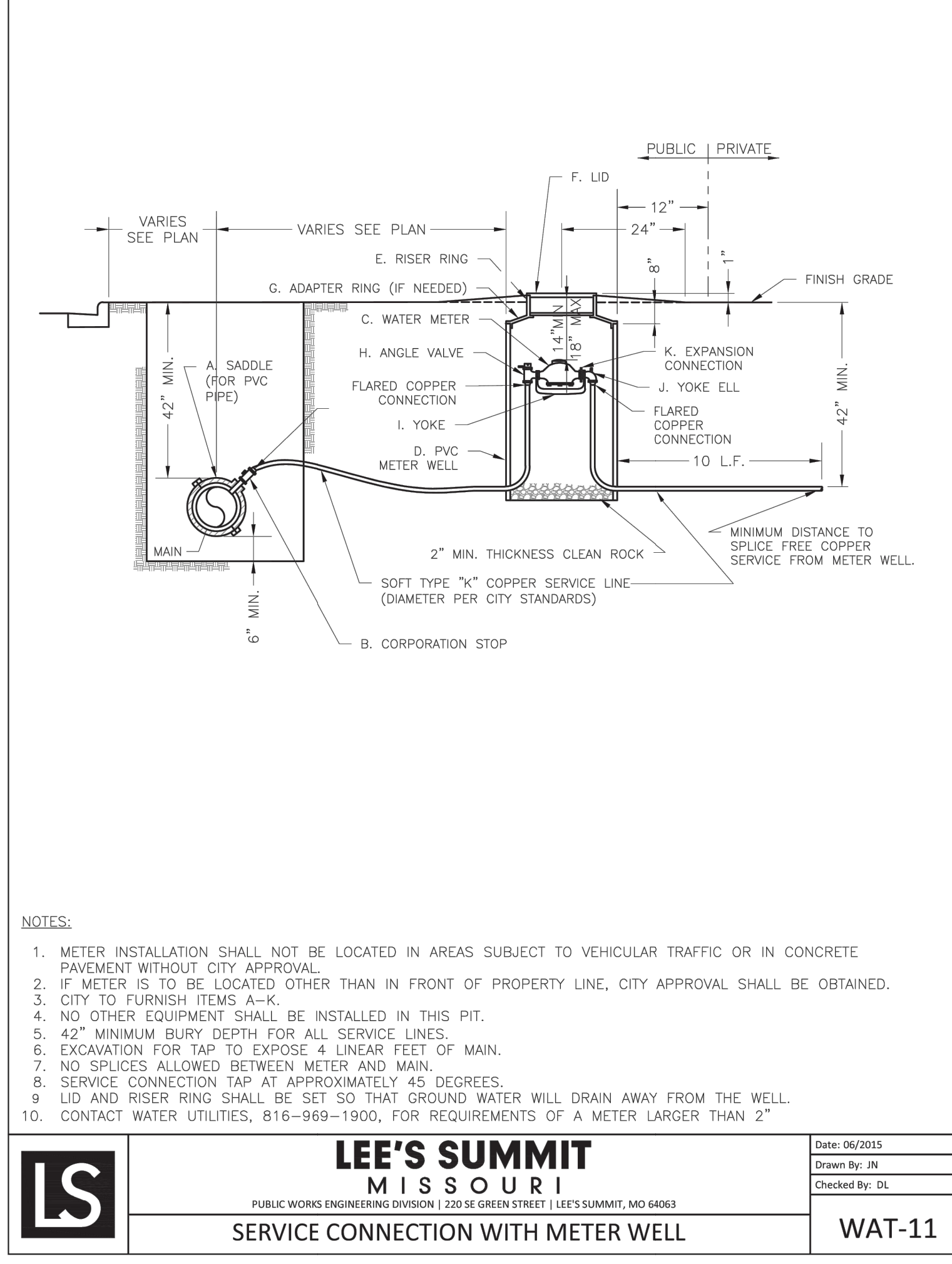
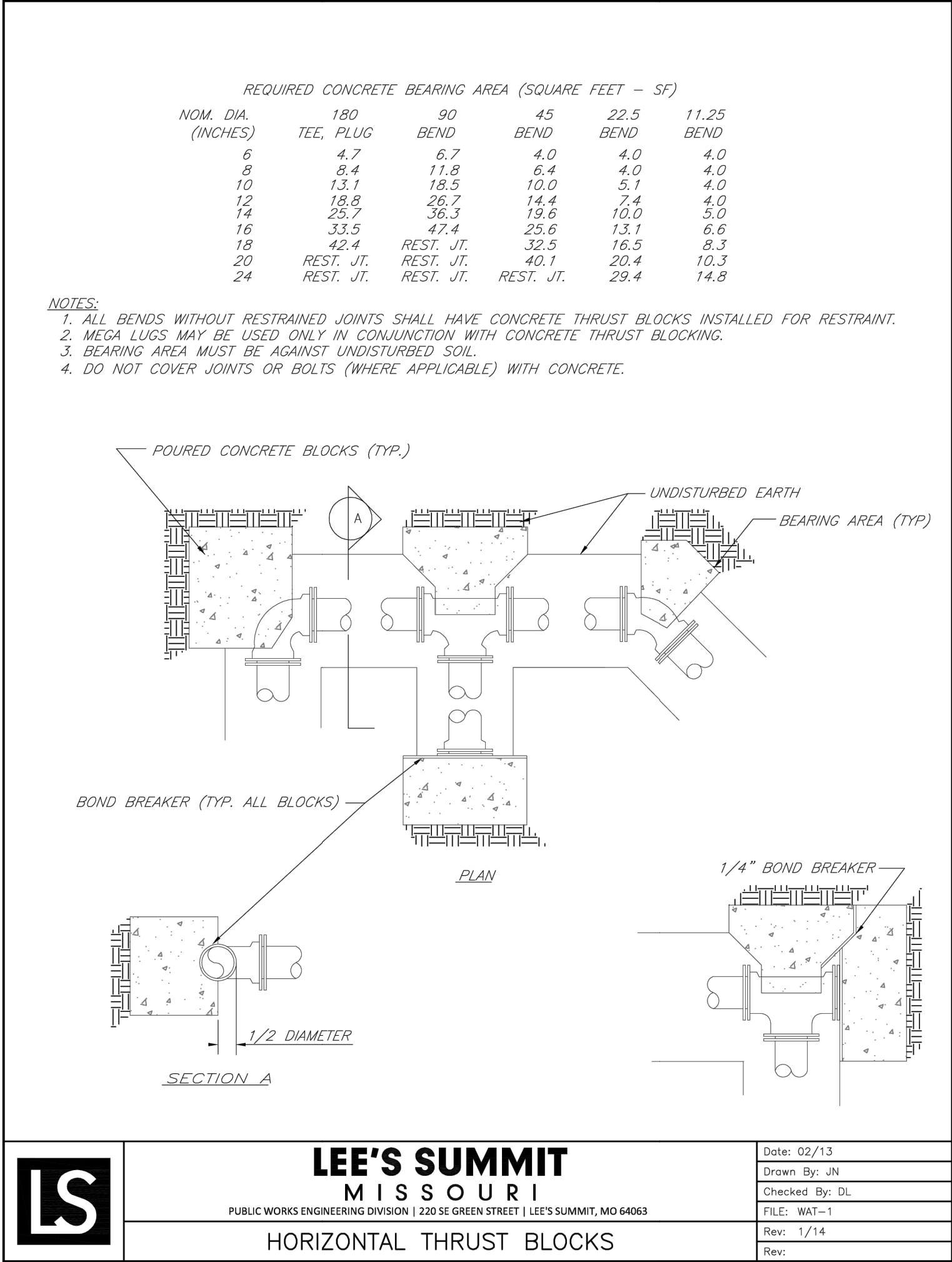


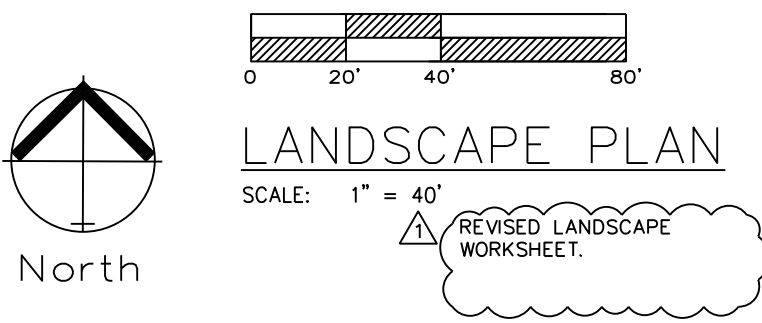
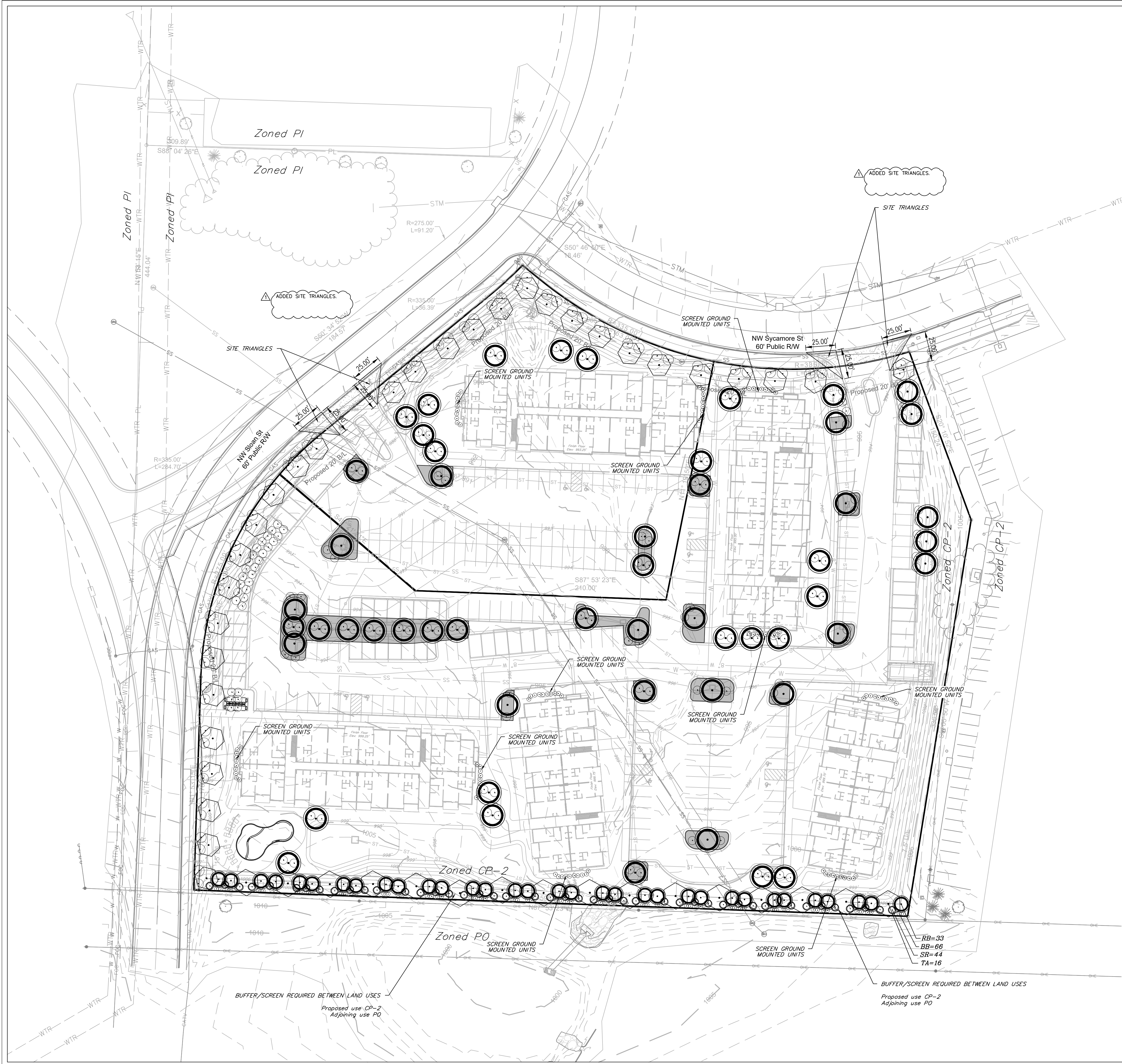
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV. 3/7/2024

C.600







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 (NE Sycamore 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 67,015 sq. ft. of bldg. & parking= 265,895 sq. ft./5,000 x 2 = 106 shrubs	106 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building	326,910 sq. ft. of total lot area minus 67,015 sq. ft. of bldg. & parking= 265,895 sq. ft./5,000 = 53 trees	53 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.			

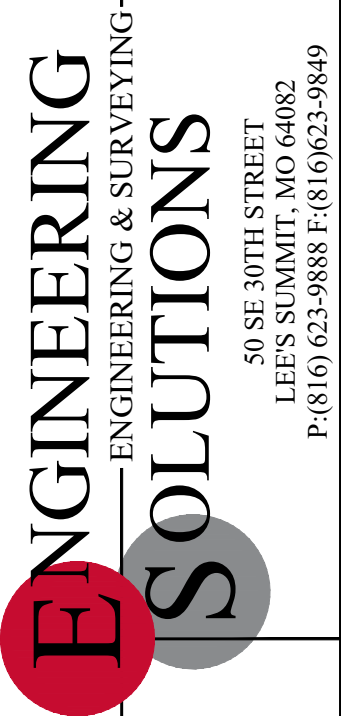
NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use CP-2
Adjoining use P0
Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

NOTE:
Areas not covered with other materials shall be covered with sod.

ADDED NOTE.

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	324	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

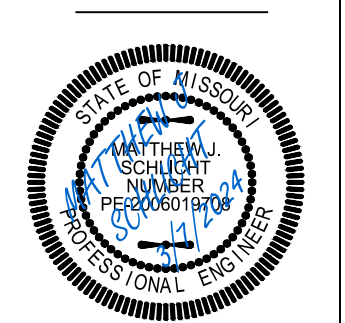


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Oklahoma
Engineering 5254
Nebraska
Engineering CA2821

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

Project: LASS 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
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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. PLANT MATERIAL SHALL MEET THE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIAL IN 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 WILTING AND WINDBURN. 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 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 SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE 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 DISTRICT OF COLUMBIA, D.C.
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. MULCH SHALL BE APPLIED TO ALL AREAS FOR 500 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. ALL 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 AREAS TO BE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED.
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 SHALL BE REPAIRED AND 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 NEED INSURE THE PROJECT.
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) SHALL BE IRRIGATED BY SPRINKLER SYSTEMS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL VALVES. ALL IRRIGATION PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

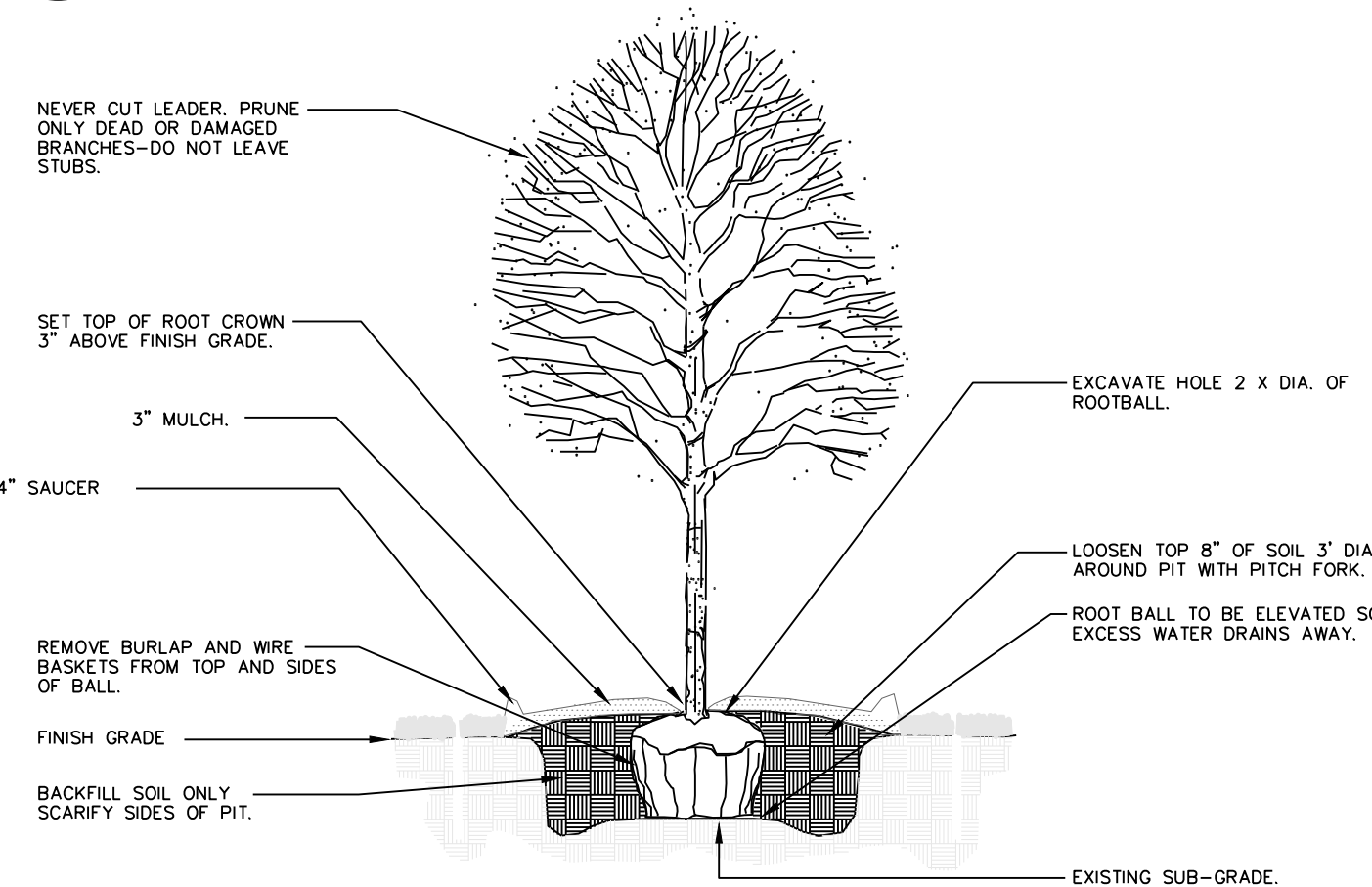
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

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

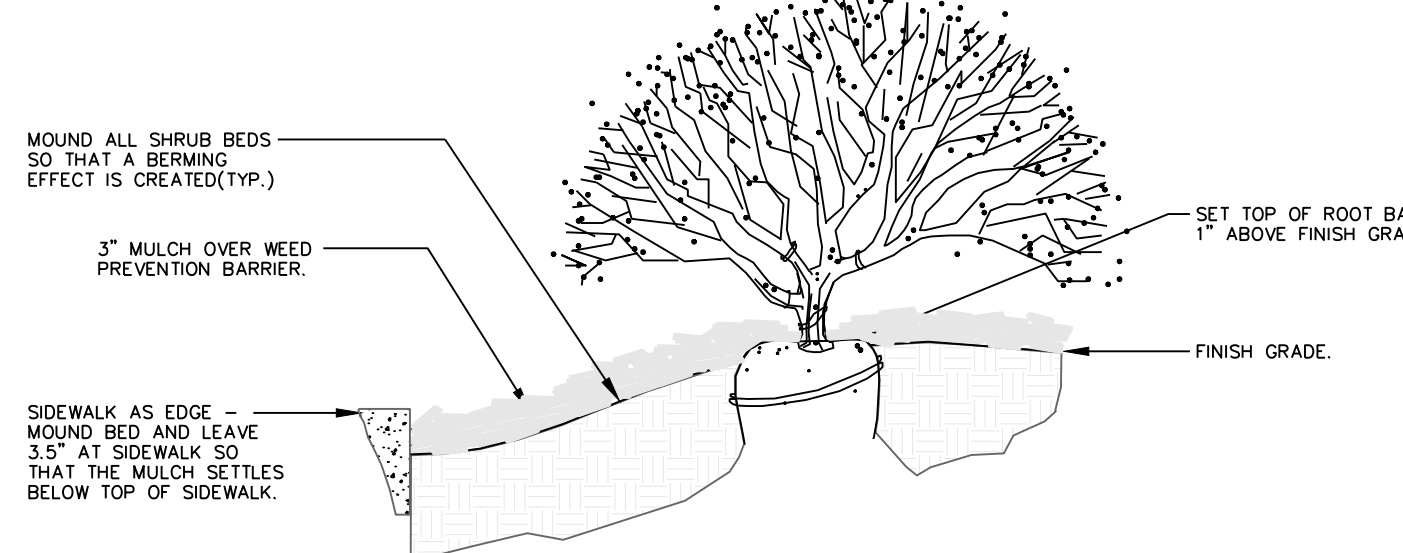
1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY 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 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 SPAY 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.

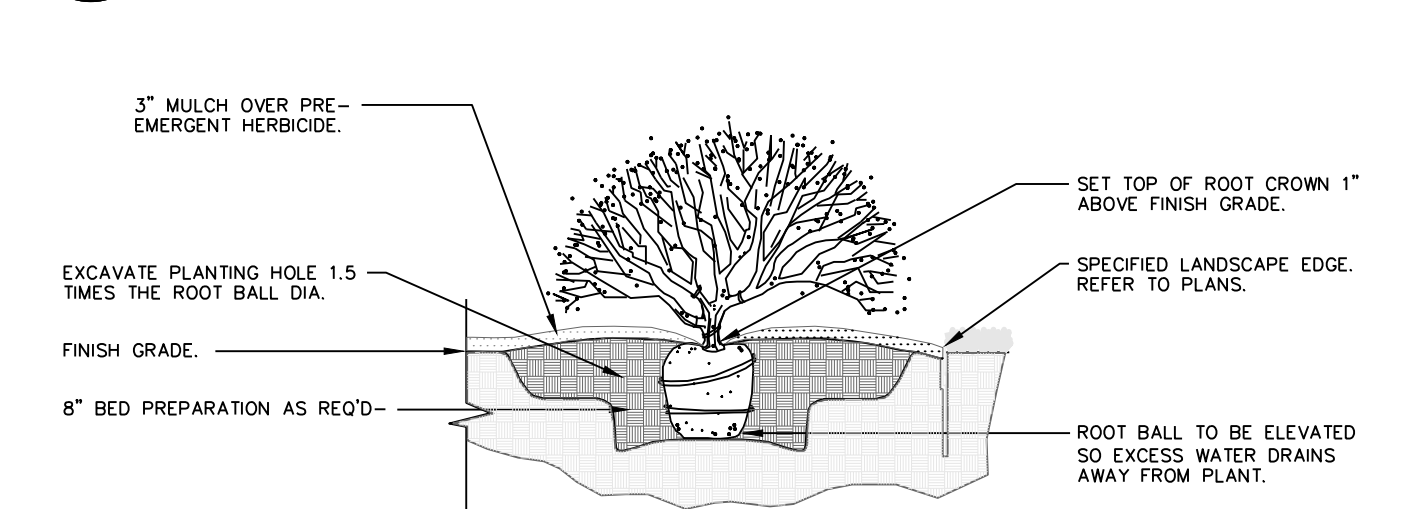
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