

**PROPERTY DESCRIPTION**

Lot 1, Adesa 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 plot thereof.  
 and  
 Part of Lots 11 and 12, Clearview Acres, a subdivision in Lee's Summit, Jackson County, Missouri

**Site Impervious Area**

Total Area 23.34 acres (1,016,622 sq. ft.)  
 Right of Way 1.10 acres (48,073 sq. ft.)

**Proposed Site**

Lot	Area (Ac)	Lot Area Sq Ft	Building Area	Residential Units	FAR / Density	Use
11	9.16	399182	80896	N/A	20.27%	Residential
12	1.24	53908	2655	N/A	4.93%	Commercial
13	1.50	65150	9300	N/A	14.27%	Commercial
14	1.13	49272	2553	N/A	N/A	Commercial
15	0.78	33988	973	N/A	2.86%	Commercial
16	1.13	49278	2600	N/A	5.28%	Commercial
Lot Number	1.16	50472	2571	N/A	5.09%	Commercial
17	2.22	96807	4569	N/A	4.72%	Commercial
TRACT A	5.02	218565	N/A	N/A	N/A	
TOTAL	23.34	1016622	106117	N/A	N/A	

Street 19276 sq. ft.  
 Parking Lot 441960 sq. ft.  
 Buildings 106117 sq. ft.

Impervious Area 567352 sq. ft (54% of Site)

Common Areas  
 Tract A 5.02 acres ( st) Retention Area

**Parking:**

Lot Number	Building Area	Residential Units	Parking Provided	Parking Ratio
11	80896	N/A	464	5.74 Spaces / 1,000 sf
12	2655	N/A	34	12.81 Spaces / 1,000 sf
13	9300	N/A	50	5.38 Spaces / 1,000 sf
14	2553	N/A	36	N/A
15	973	N/A	8	8.22 Spaces / 1,000 sf
16	2600	N/A	37	14.23 Spaces / 1,000 sf
Lot Number	2571	N/A	37	14.39 Spaces / 1,000 sf
17	4569	N/A	46	10.07 Spaces / 1,000 sf
TRACT A	N/A	N/A	0	N/A
TOTAL	106117	N/A	712	N/A

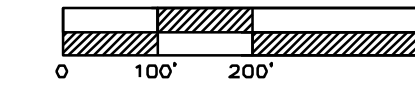
Current Zoning: PMIX - Planned Mixed Use  
 Proposed Zoning: PMIX - Planned Mixed Use

# OLDHAM VILLAGE PHASE 2

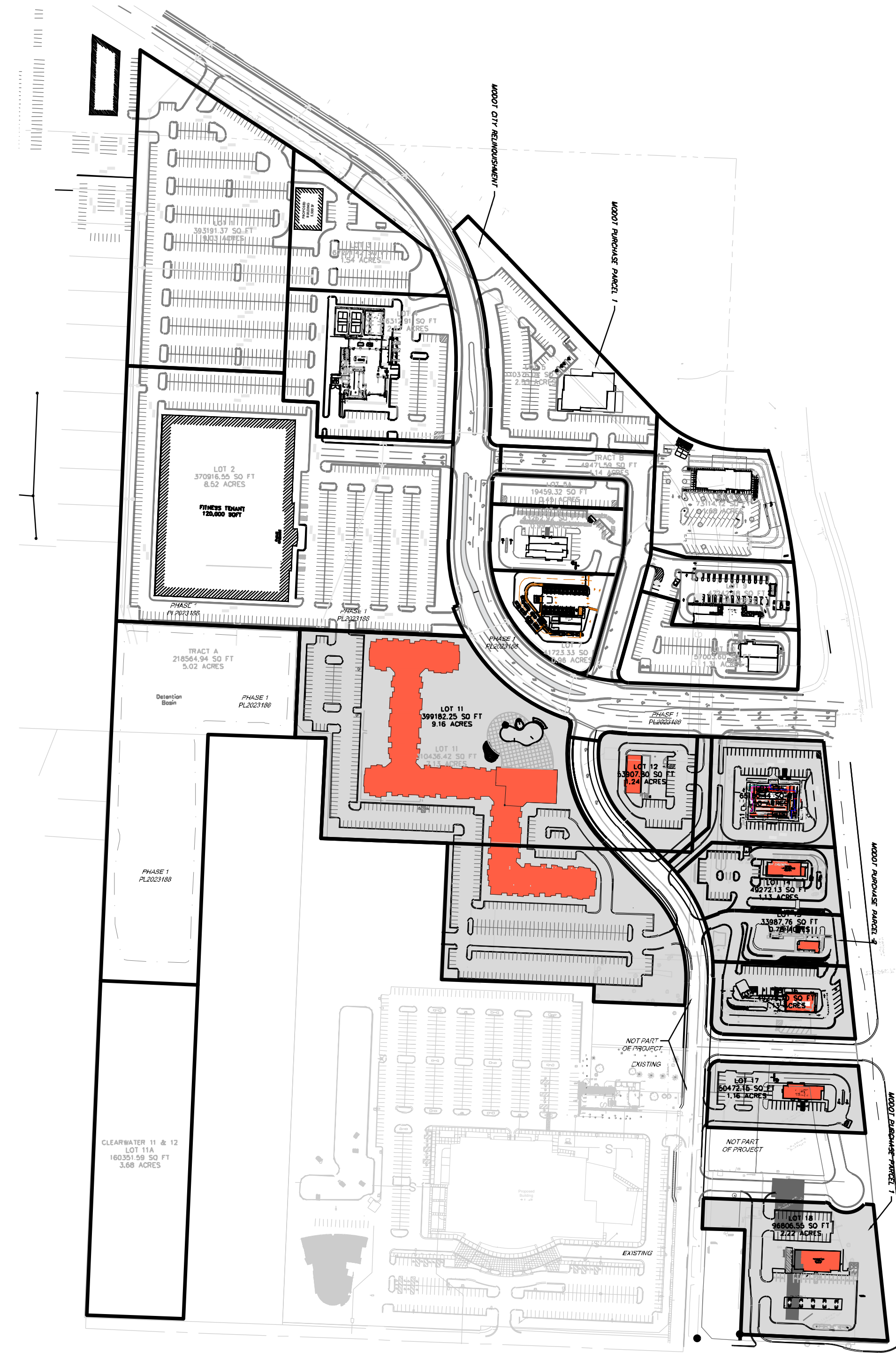
## Preliminary Development Plan

### Section 7, Township 47 North, Range 31 West

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Preliminary Development Plan  
 SCALE: 1" = 200'



**Site Improvement Notes**

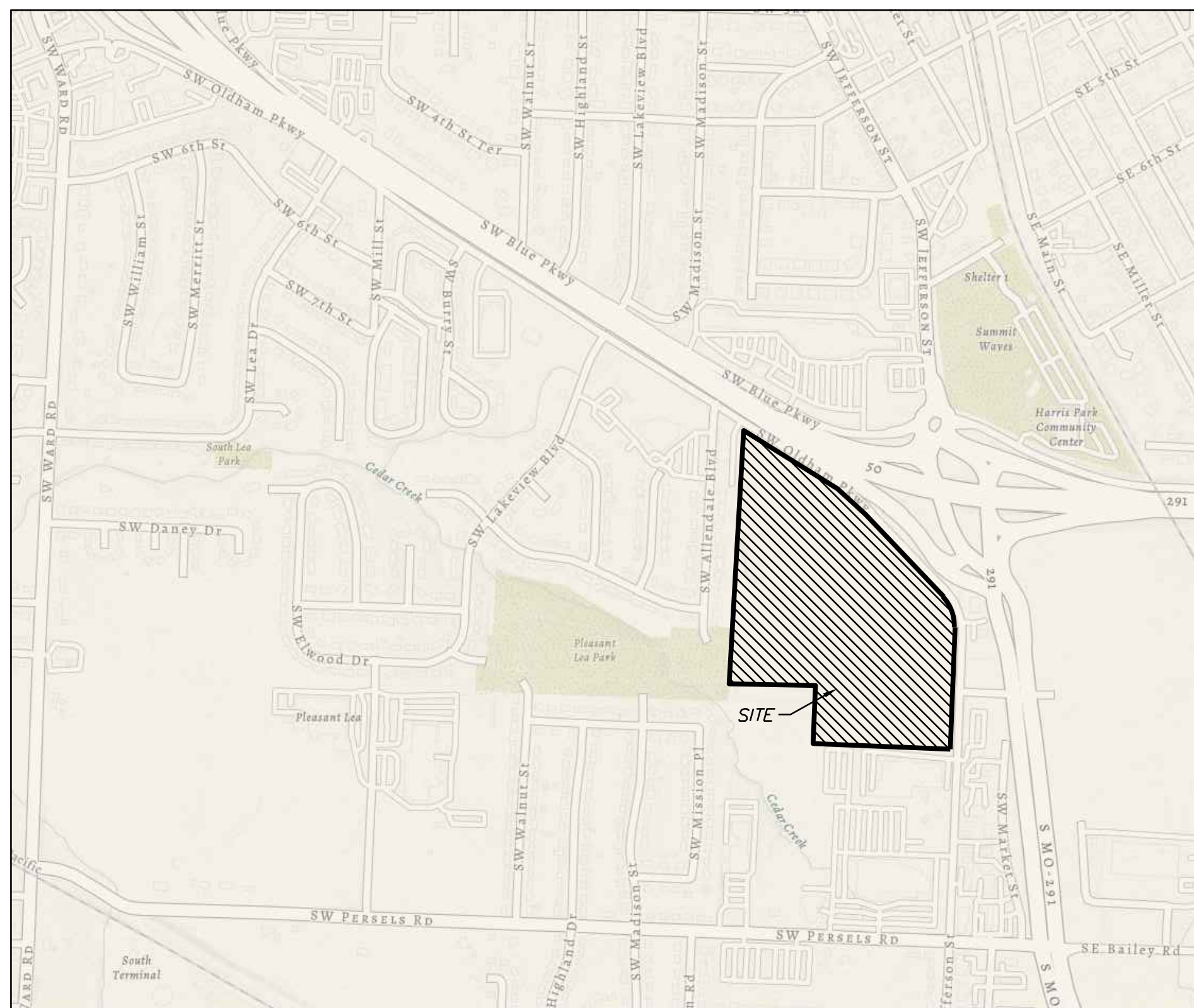
- Sanitary Sewer Improvements**  
 - The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.
- Water Main Improvements**  
 - The existing 16" water main located on the east side of SE M 291 HWY.
- Storm Sewer**  
 - Enclosed pipe systems and inlets will collect and convey 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**  
 - POA 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—
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.



Vicinity Map

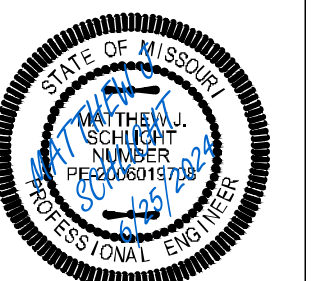


Professional Registration  
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 Engineering 200500185-D  
 Surveying 202008818-D  
 Kansas  
 Engineering E-1696  
 Surveying LS-219  
 Oklahoma  
 Engineering BS24  
 Nebraska  
 Engineering CA2821

Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:  
 OLDHAM VILLAGE  
 Issue Date:  
 June 10, 2024

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

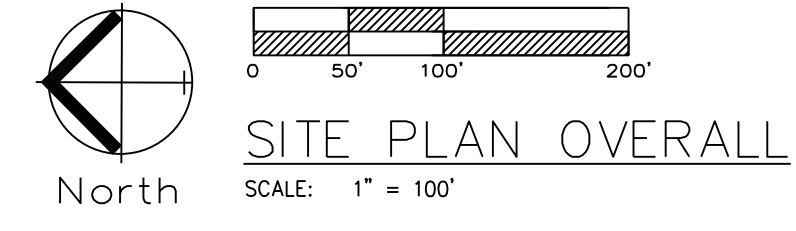


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 KS PE 19071  
 OK PE 25226

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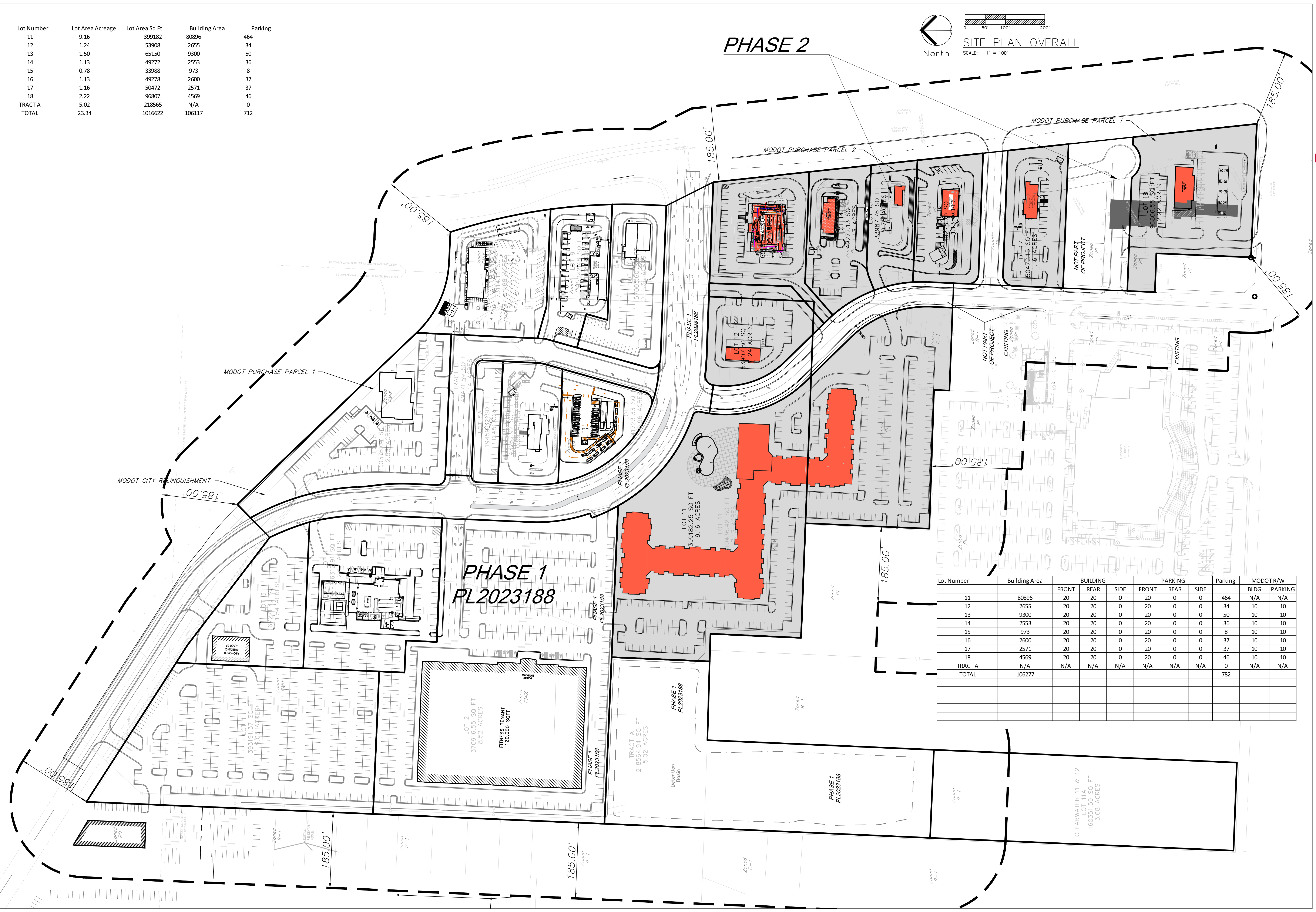


Lot Number	Lot Area Acreage	Lot Area Sq Ft	Building Area	Parking
11	9.16	399182	80896	464
12	1.24	53908	2655	34
13	1.50	65150	9300	50
14	1.13	49272	2553	36
15	0.78	33988	973	8
16	1.13	49278	2600	37
17	1.16	50472	2571	37
18	2.22	96807	4569	46
TRACT A	5.02	218565	N/A	0
TOTAL	23.34	1016622	106117	712

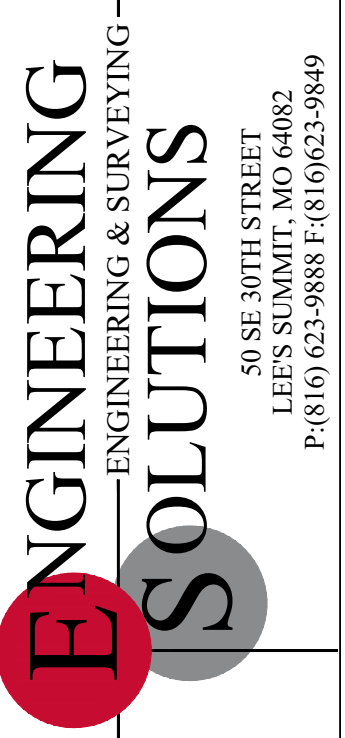


# PHASE 2

# PHASE 1 PL2023188



Lot Number	Building Area	BUILDING			PARKING			PARKING	MODOT R/W	
		FRONT	REAR	SIDE	FRONT	REAR	SIDE			
11	80896	20	20	0	20	0	0	464	N/A	N/A
12	2655	20	20	0	20	0	0	34	10	10
13	9300	20	20	0	20	0	0	50	10	10
14	2553	20	20	0	20	0	0	36	10	10
15	973	20	20	0	20	0	0	8	10	10
16	2600	20	20	0	20	0	0	37	10	10
17	2571	20	20	0	20	0	0	37	10	10
18	4569	20	20	0	20	0	0	46	10	10
TRACT A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
TOTAL	106277							782		



Professional Registration  
 Missouri  
 Engineering 2005022188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1895  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 Oldham Village  
 Issue Date:  
 June 10, 2024

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

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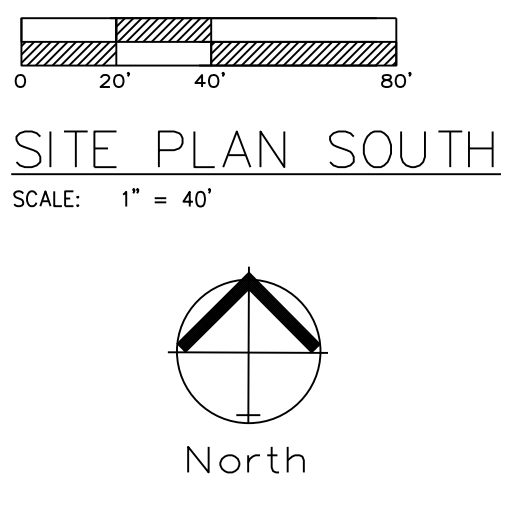
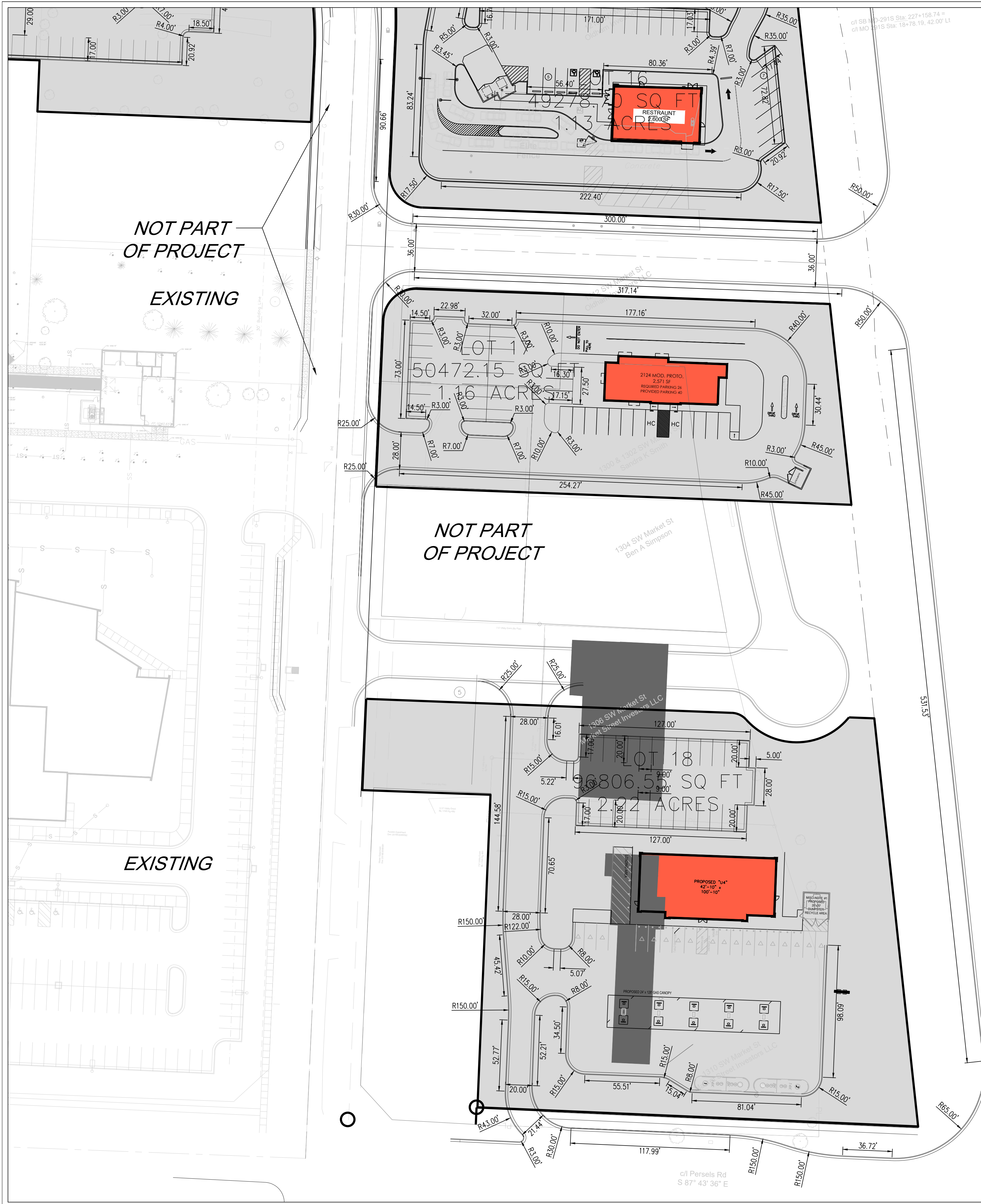
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 OK PE 23226

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NOT PART OF PROJECT

EXISTING

NOT PART OF PROJECT

EXISTING

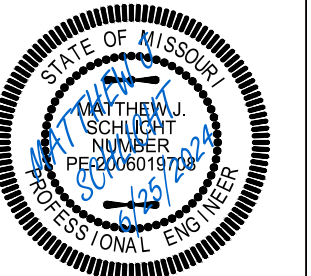


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 Surveying 200500319-D  
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 Surveying LS-218  
 Oklahoma  
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Project: Oldham Village  
 Lee's Summit, Jackson County, Missouri

Issue Date: June 10, 2024

Phase 2 Preliminary Development Plans for:  
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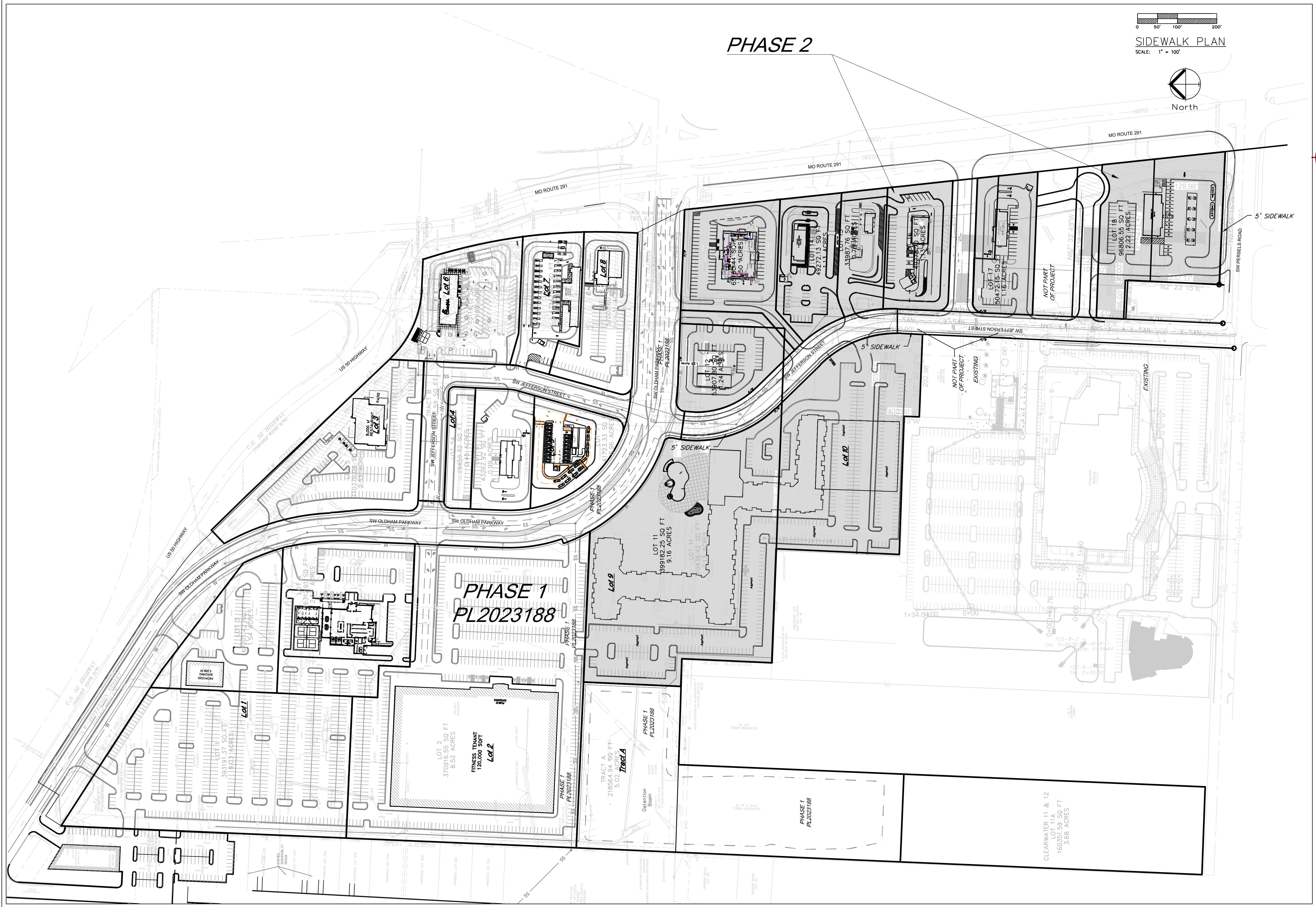


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 KS PE 19071  
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PHASE 2

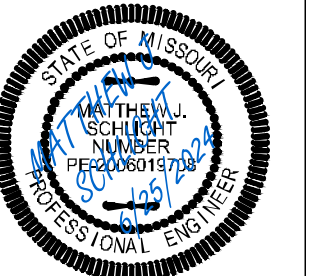
SIDEWALK PLAN  
SCALE: 1" = 100'



Professional Registration  
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Surveying 303008185-D  
Kansas  
Engineering 5-1886  
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Project: Oldham Village  
Issue Date: June 10, 2024  
Lee's Summit, Jackson County, Missouri

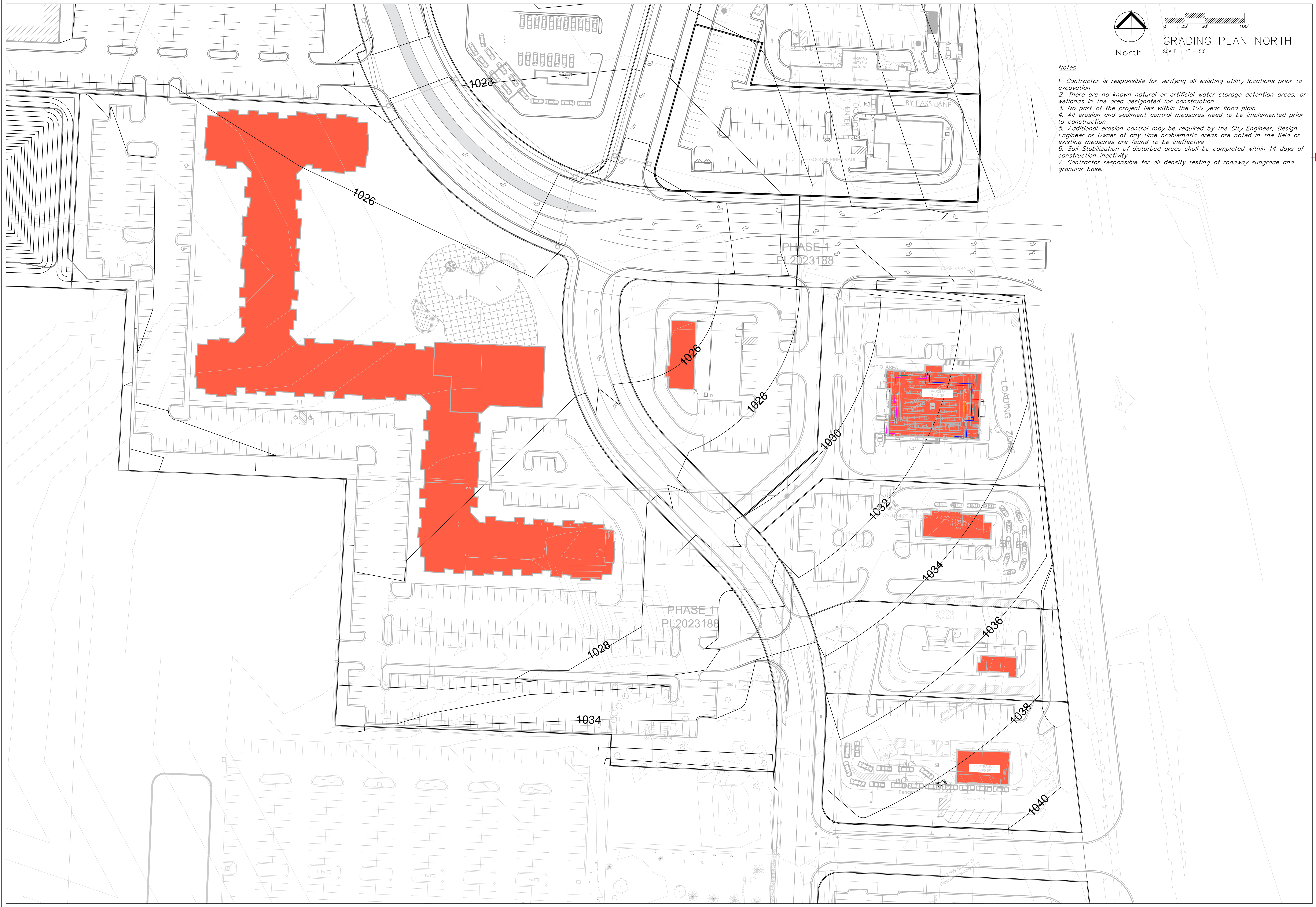
Phase 2 Preliminary Development Plans for:  
Oldham Village  
Lee's Summit, Jackson County, Missouri

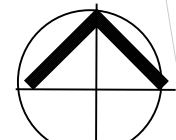
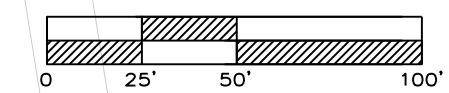


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KS PE 19071  
OK PE 25226

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 North
 
  
 GRADING PLAN NORTH
   
 SCALE: 1" = 50'

- 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.

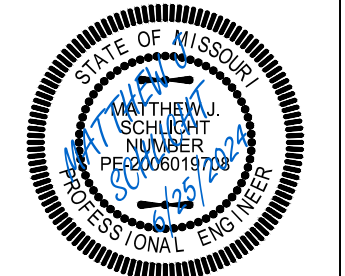


Professional Registration  
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 Engineering 200502188-D  
 Surveying 20050319-D  
 Kansas  
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Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Grading Plan  
 Phase 2 Preliminary Development Plans for:  
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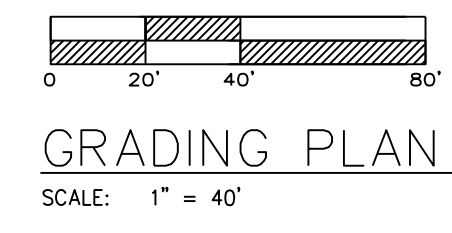
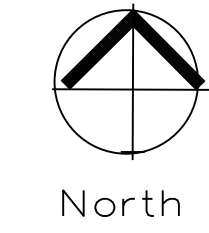
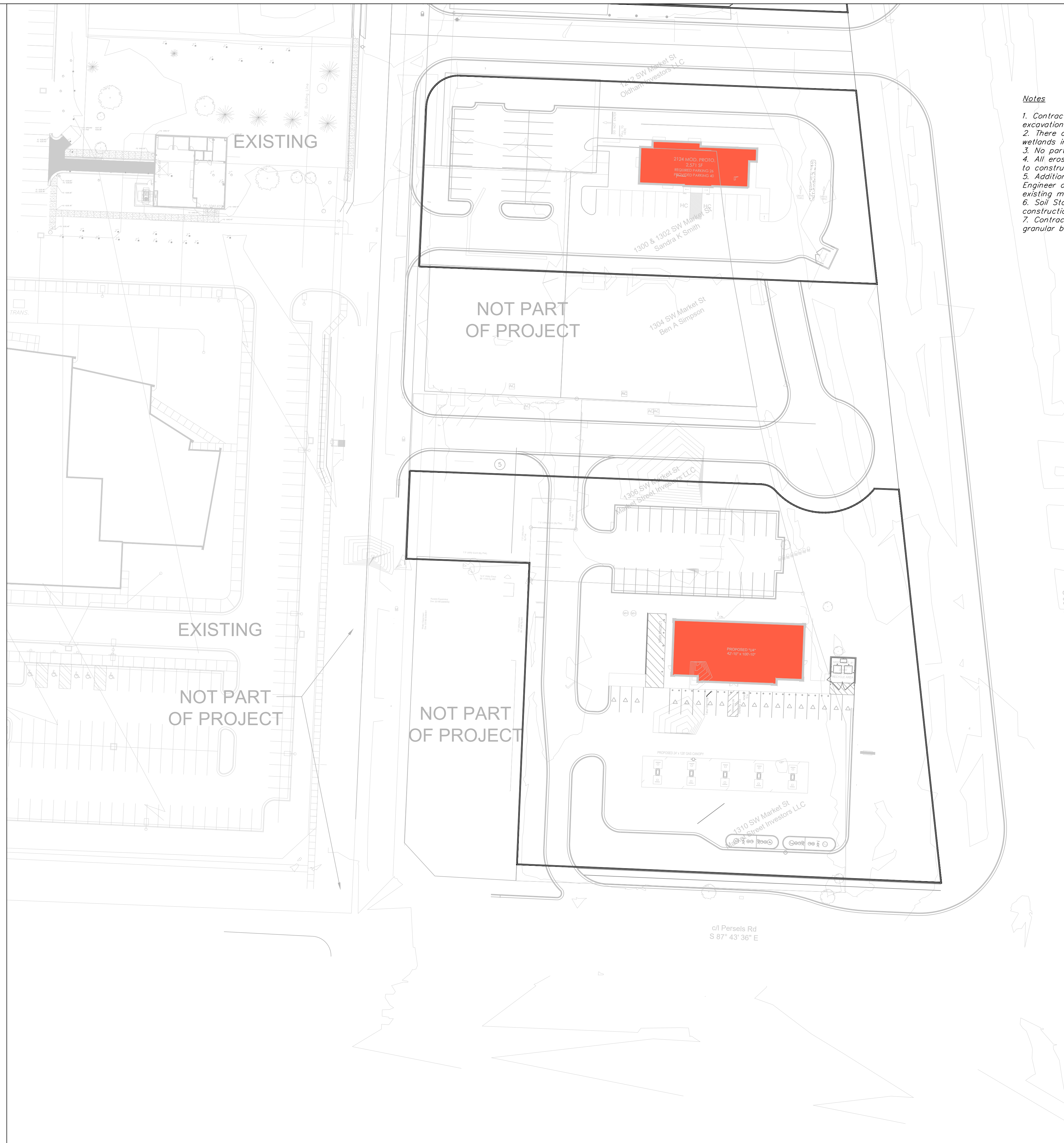


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GRADING PLAN SOUTH  
SCALE: 1" = 40'

- 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



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

Project: OLDHAM VILLAGE  
Issue Date: June 10, 2024  
Oldham Village  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

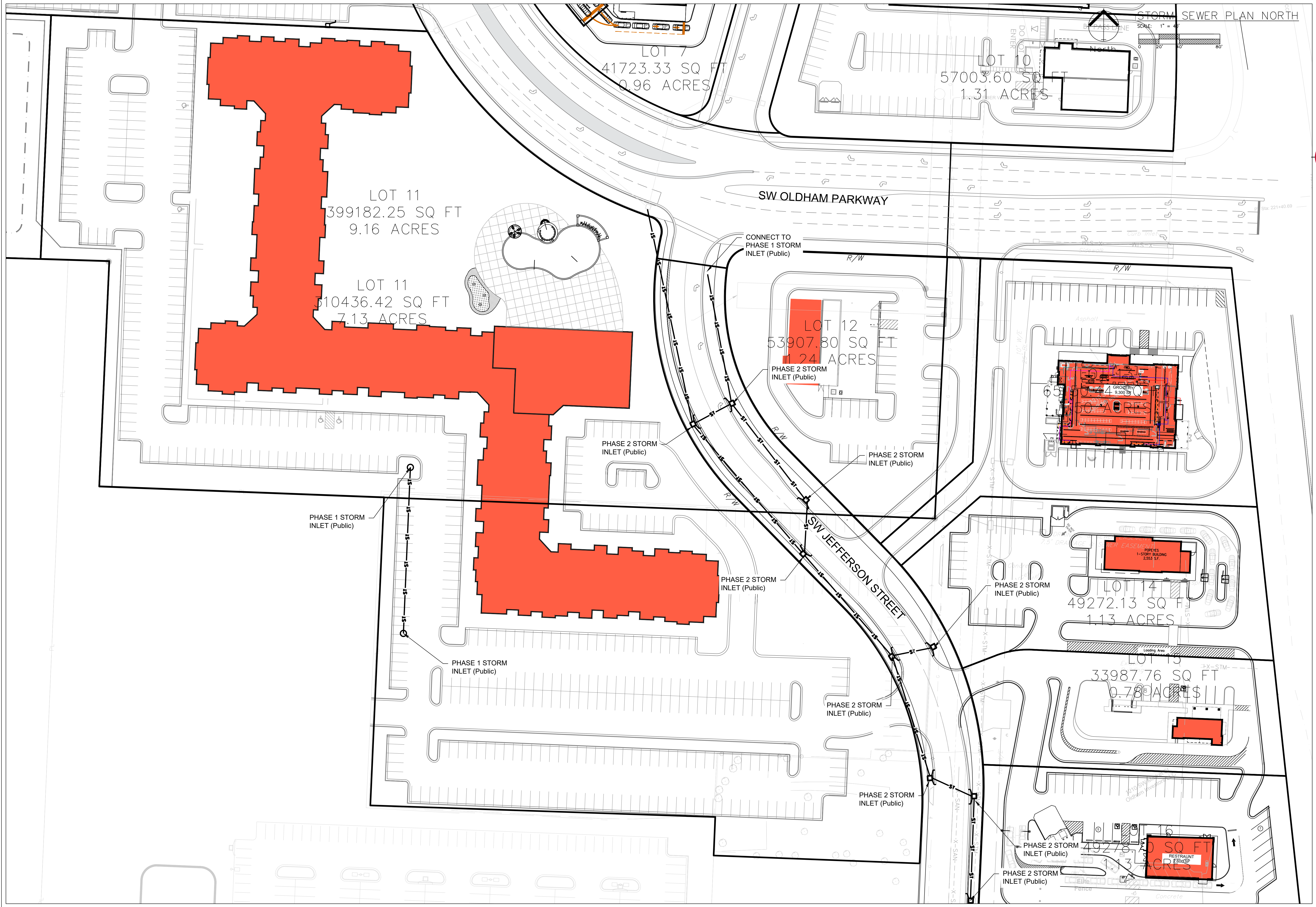


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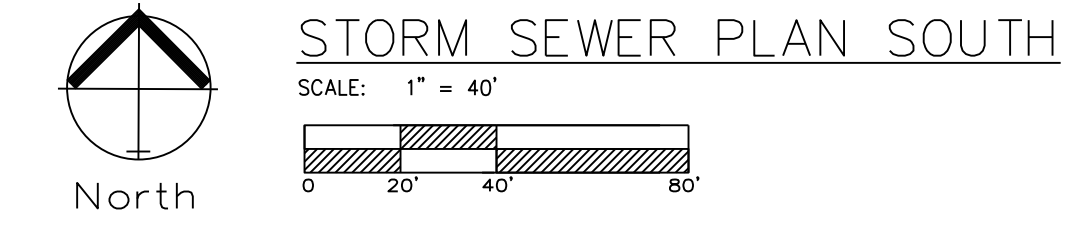
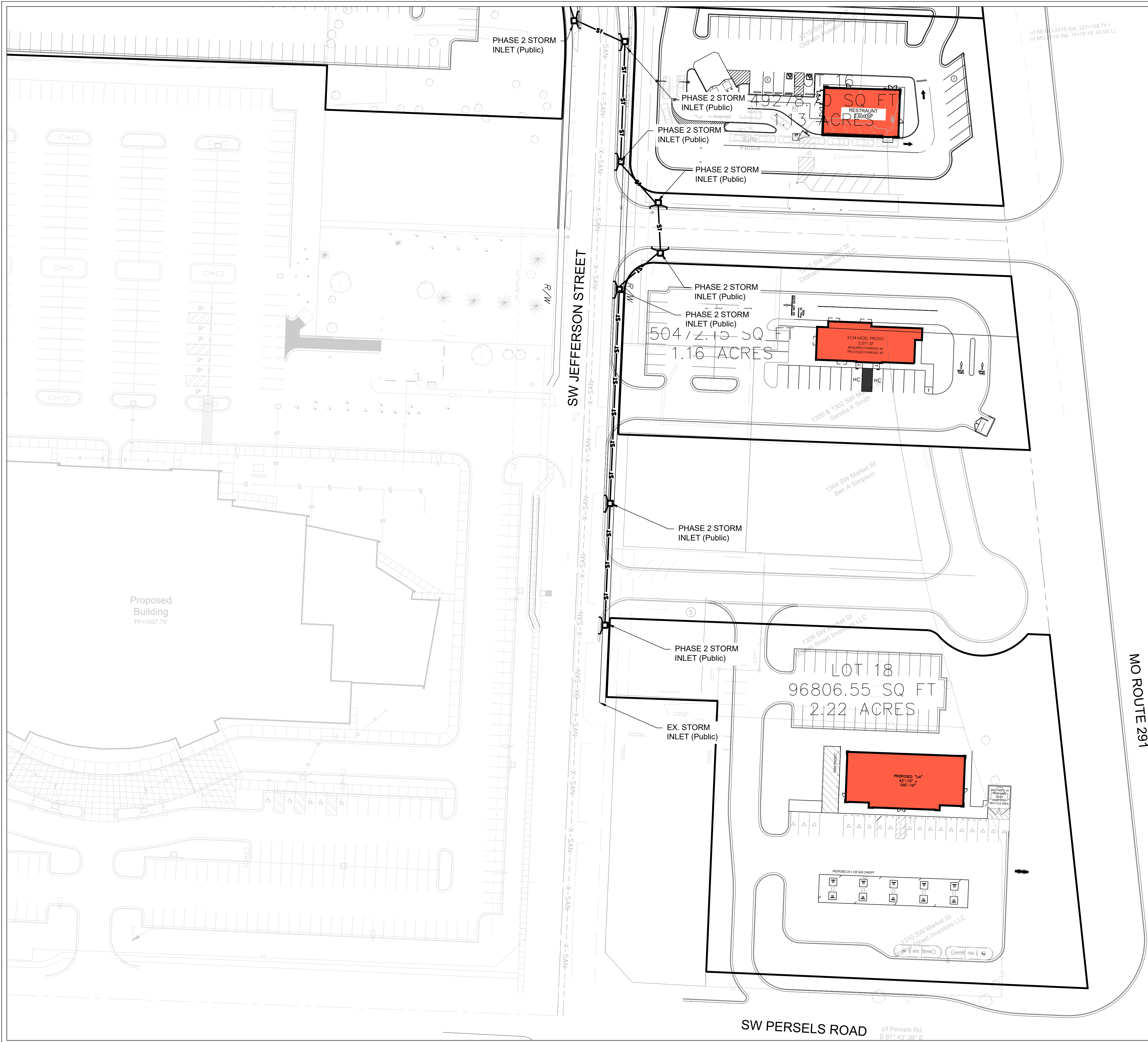
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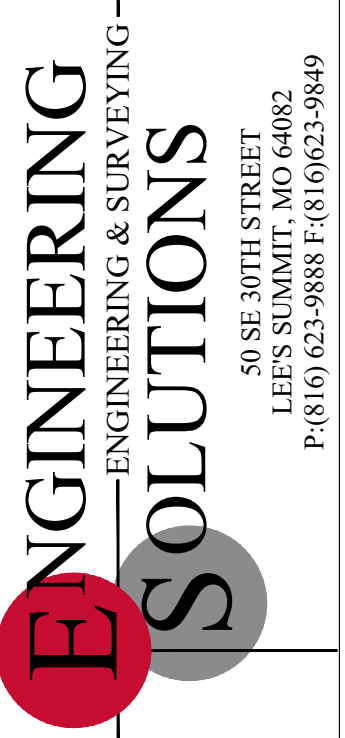






**LEGEND:**

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	-X-X-	-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	—UCT—	—UCT—
Existing Overhead Power	—OHE—	—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—	—GAS—
Proposed D.I.P. Water	—W—	—W—
Proposed Electrical Service	—UGP—	—UGP—



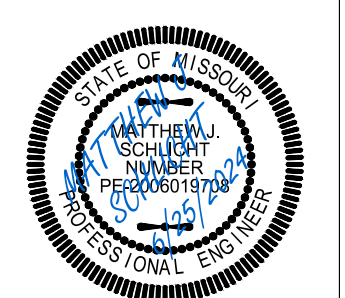
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 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 Oldham Village  
 Issue Date:  
 June 10, 2024

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

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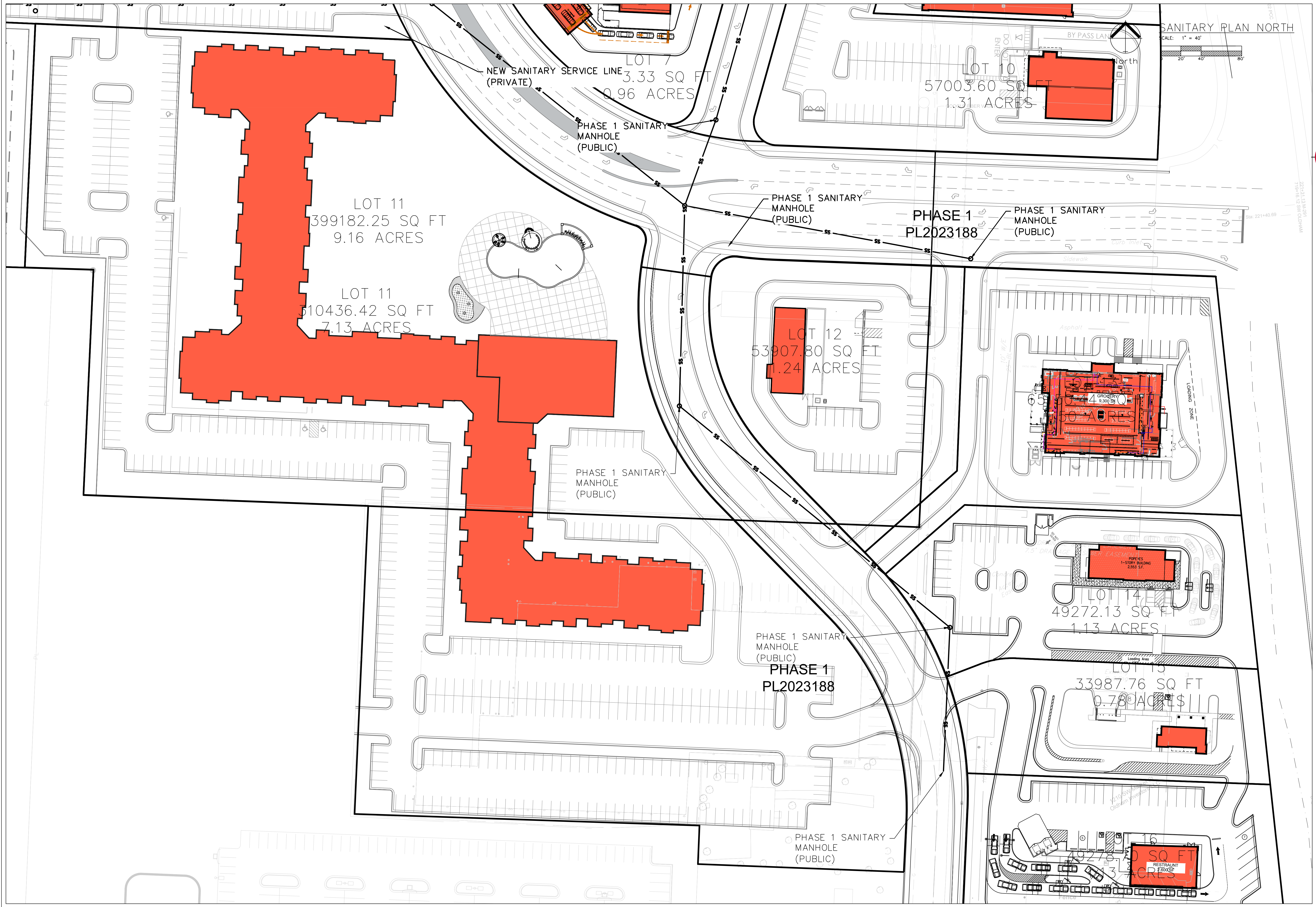
Storm Sewer Plan  
 Phase 2 Preliminary Development Plans for:  
 Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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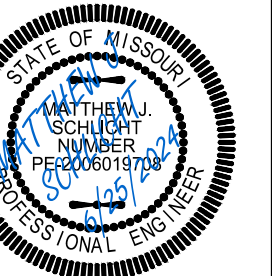
SANITARY PLAN NORTH  
 SCALE: 1" = 40'



Professional Registration  
 Missouri  
 Engineering 2005022188-D  
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 Kansas  
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 Surveying LS-218  
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 Engineering CA2821

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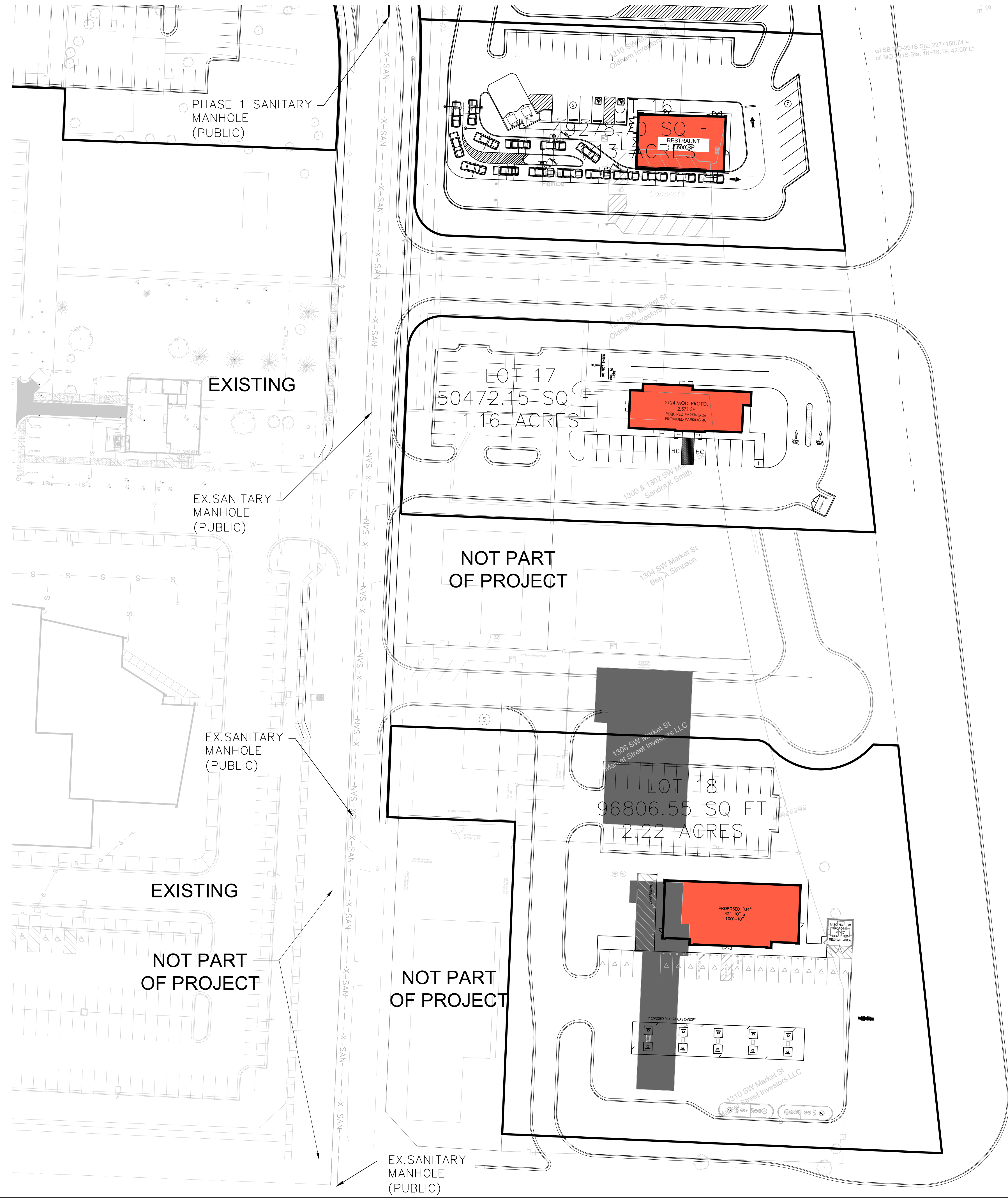
Sanitary Plan  
 Phase 2 Preliminary Development Plans for:  
 Oldham Village  
 Lee's Summit, Jackson County, Missouri



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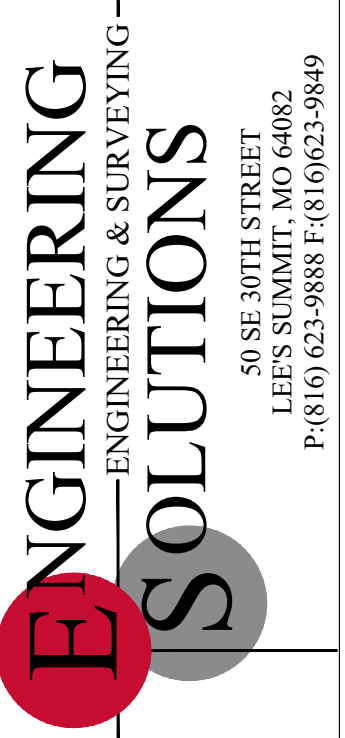




**SANITARY PLAN SOUTH**  
 SCALE: 1" = 40'  
 0 20' 40' 80'

**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	—UCT— —UCT—
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  
 Missouri  
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 Kansas  
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Project: OLDHAM VILLAGE  
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 Sanitary Plan  
 Phase 2 Preliminary Development Plans for:  
 Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

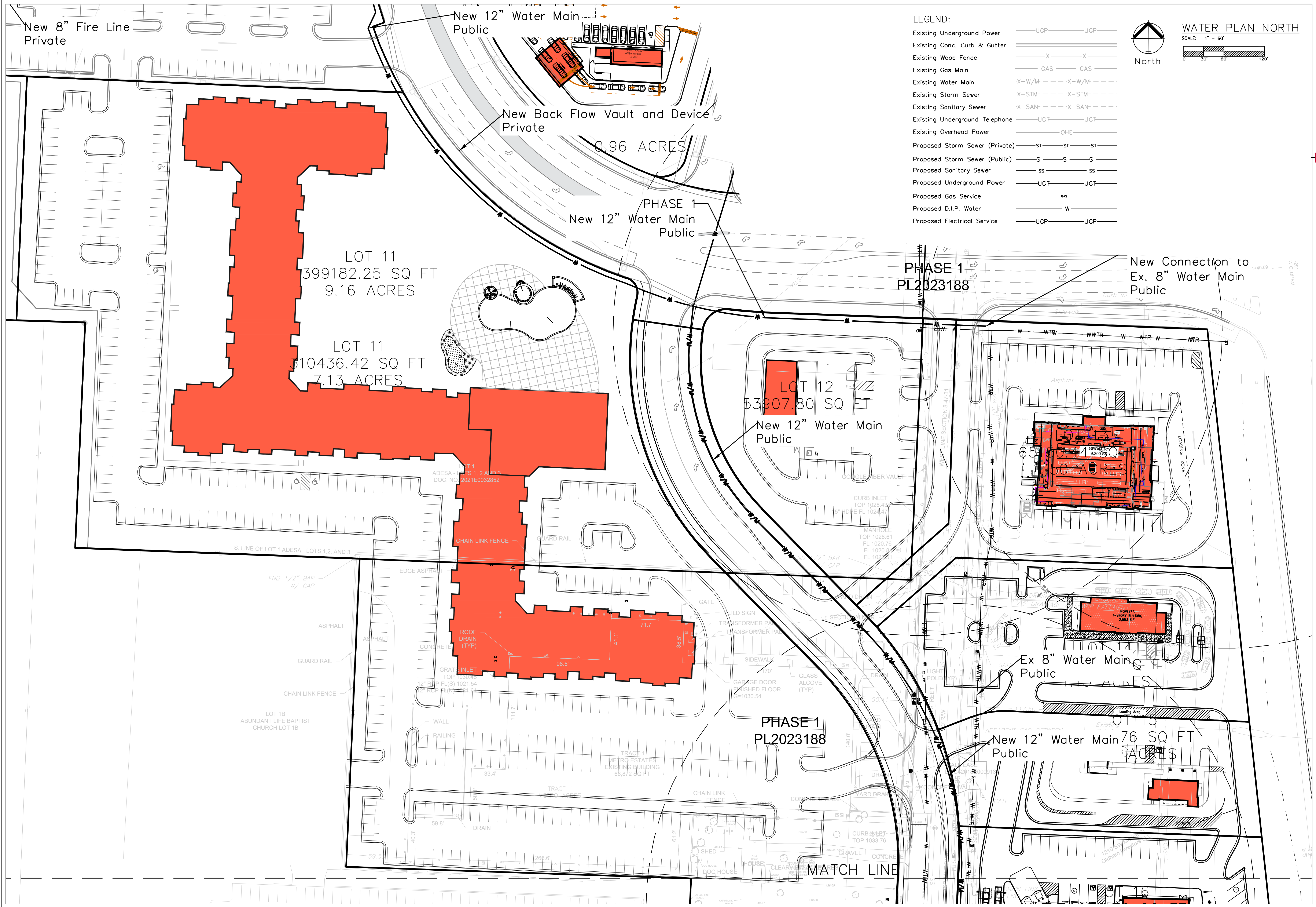


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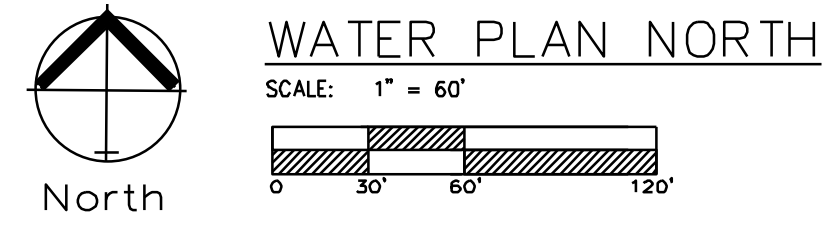
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LEGEND:

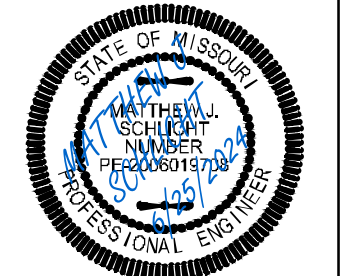
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Existing Conc. Curb & Gutter	—X—X—
Existing Wood Fence	—GAS—GAS—
Existing Gas Main	—X-W/M—X-W/M—
Existing Water Main	—X-STM—X-STM—
Existing Storm Sewer	—X-SAN—X-SAN—
Existing Sanitary Sewer	—UGT—UGT—
Existing Underground Telephone	—OHE—
Existing Overhead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



Professional Registration  
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 Engineering 5-1895  
 Surveying 15-219  
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 Nebraska  
 Engineering CA2821

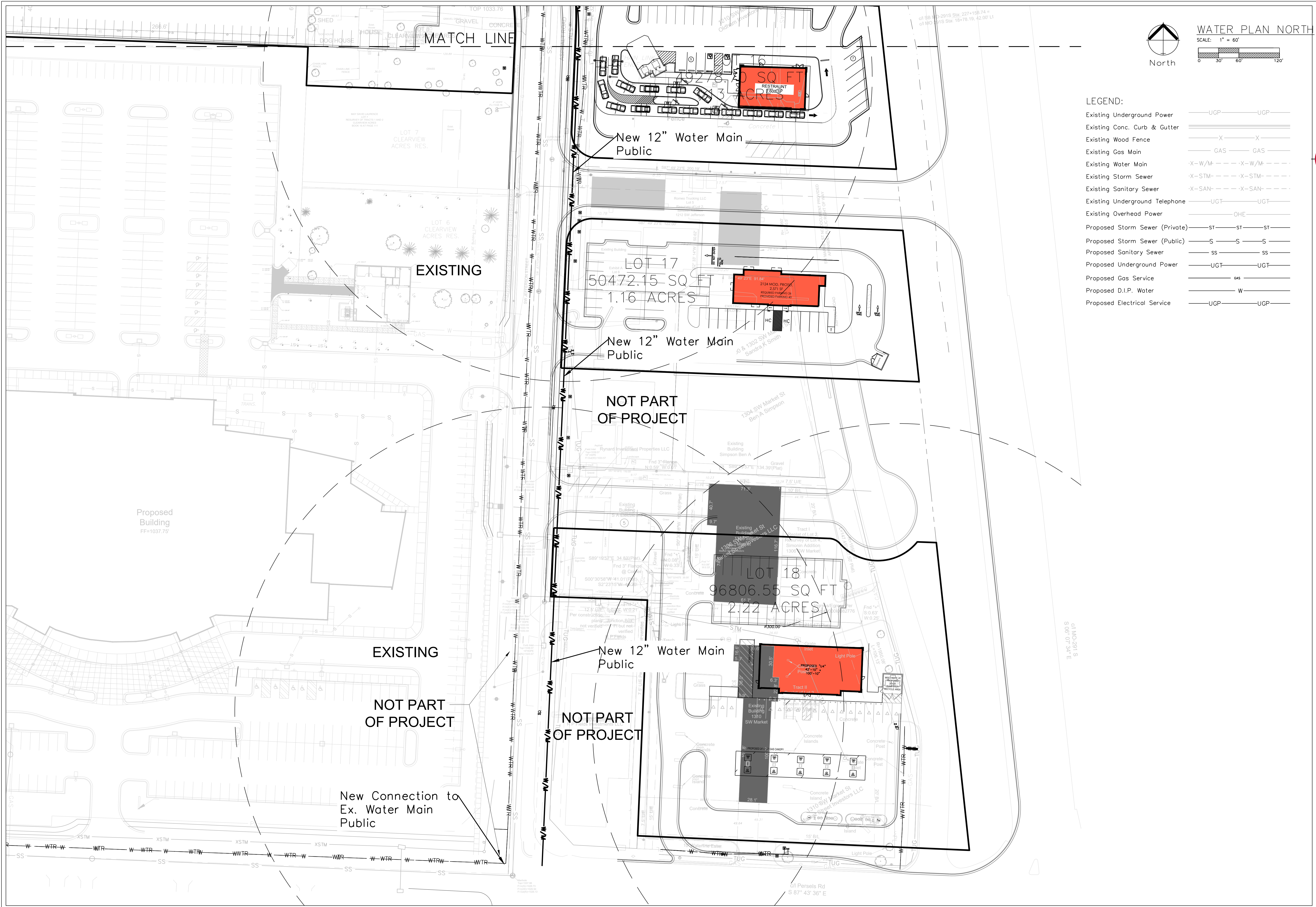
Project: Oldham Village  
 Issue Date: June 10, 2024  
 Location: Oldham Village  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

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

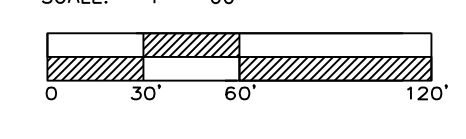


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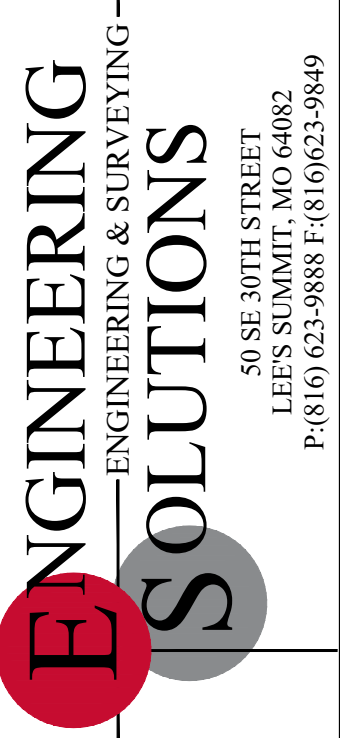


WATER PLAN NORTH



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	—UCT—	—UCT—
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 200502188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
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 Engineering CA2821

Project:  
 Oldham Village  
 Lee's Summit, Jackson County, Missouri  
 Issue Date:  
 June 10, 2024

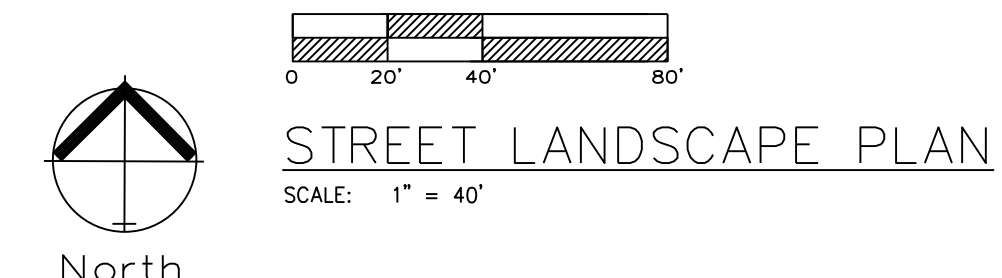
Water Utility Plan - North  
 Phase 2 Preliminary Development Plans for:  
 Oldham Village  
 Lee's Summit, Jackson County, Missouri



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 MO PE 2006019708  
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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.

NOTE:  
 LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8. FINAL DETAILS OF SAID REQUIREMENT AND ALL OTHER LANDSCAPING REQUIREMENTS WILL BE REVIEWED AND APPROVED AT THE FDP STAGE.

**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"	8' 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  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

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 Missouri  
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Project: OLDHAM VILLAGE  
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**STREET LANDSCAPE PLAN**  
 Phase 2 Preliminary Development Plans for:  
 Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

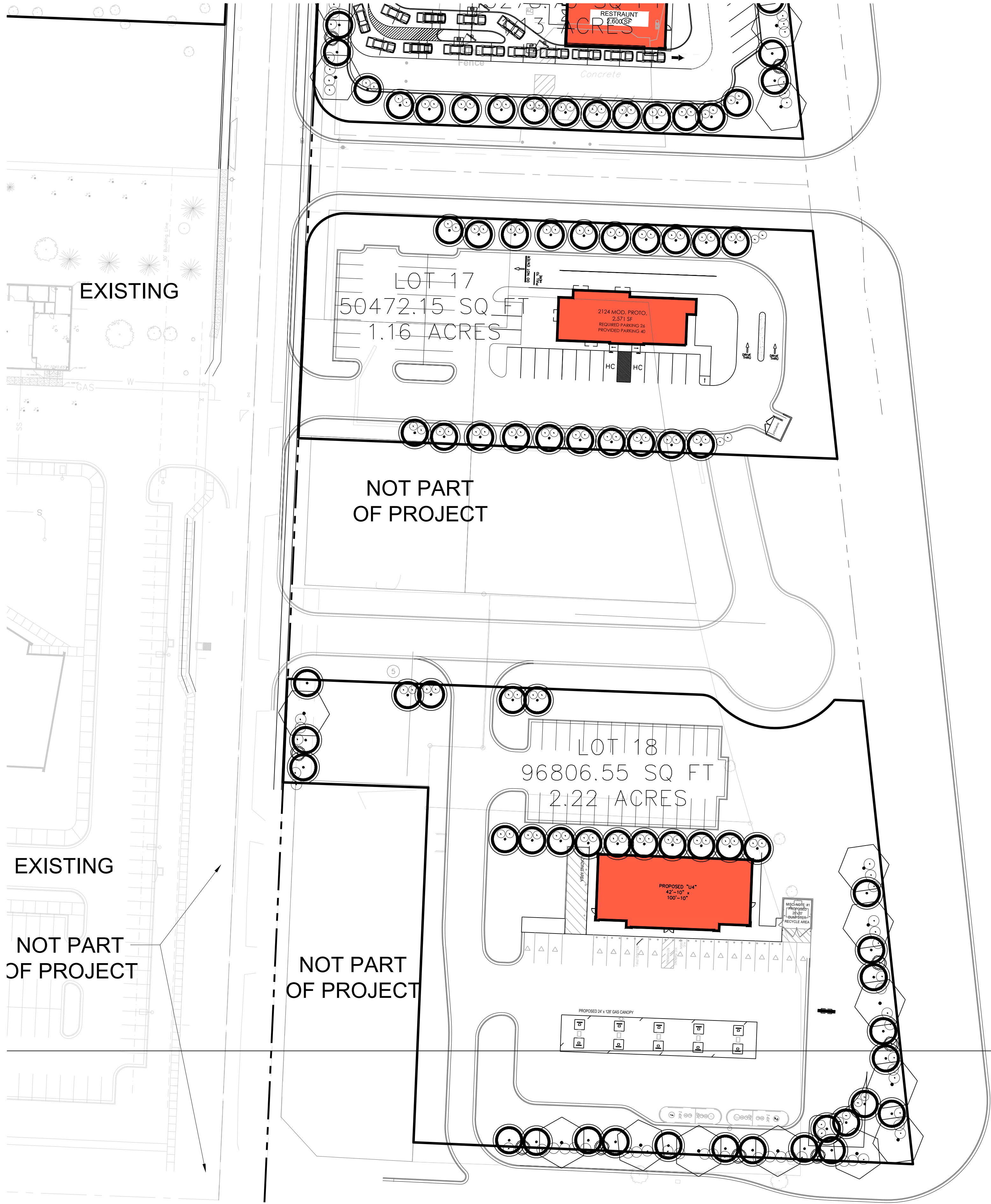
Oldham Village  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 REV. 6/25/2024

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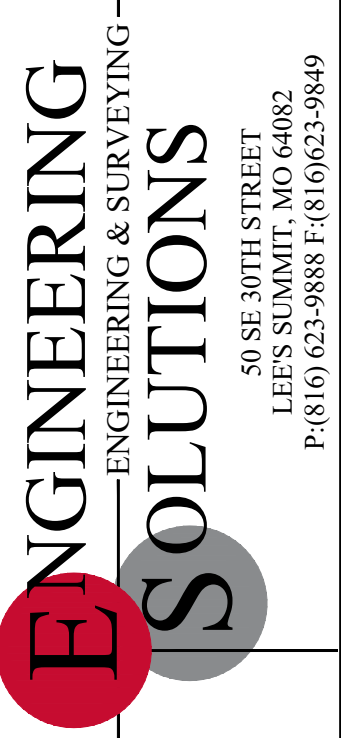


North

0 20' 40' 80'

WEST LANDSCAPE PLAN

SCALE: 1" = 40'



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Project:  
 OLDFHAM VILLAGE  
 Issue Date:  
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Oldham Village  
 JACSON COUNTY, MISSOURI  
 LEE'S SUMMIT, JACSON COUNTY, MISSOURI

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



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**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 SODDED OR SEEDS 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 SEEDS 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 D5958.
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 GRASSES 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 RECORD 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**

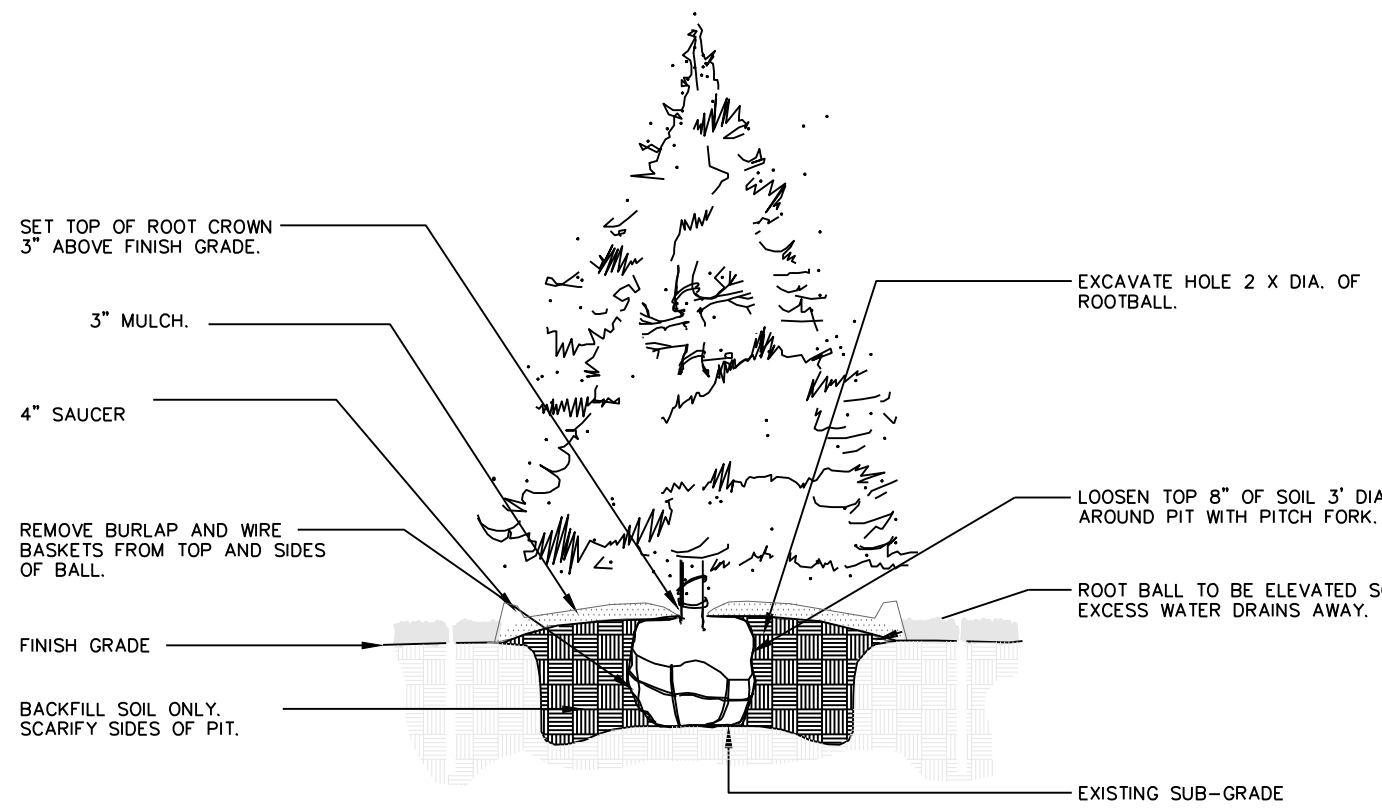
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

**IRRIGATION PERFORMANCE SPECIFICATION:**

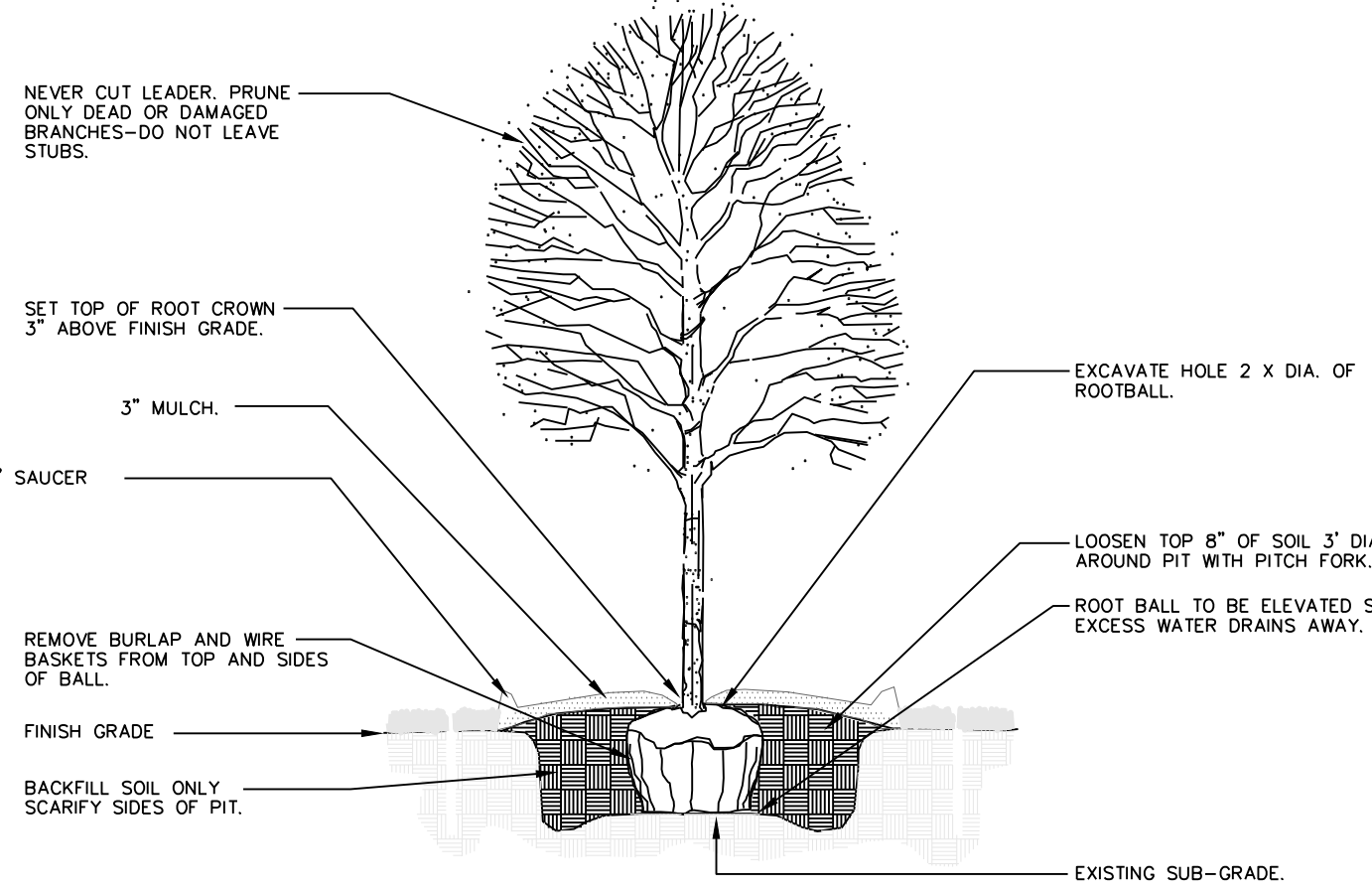
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

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

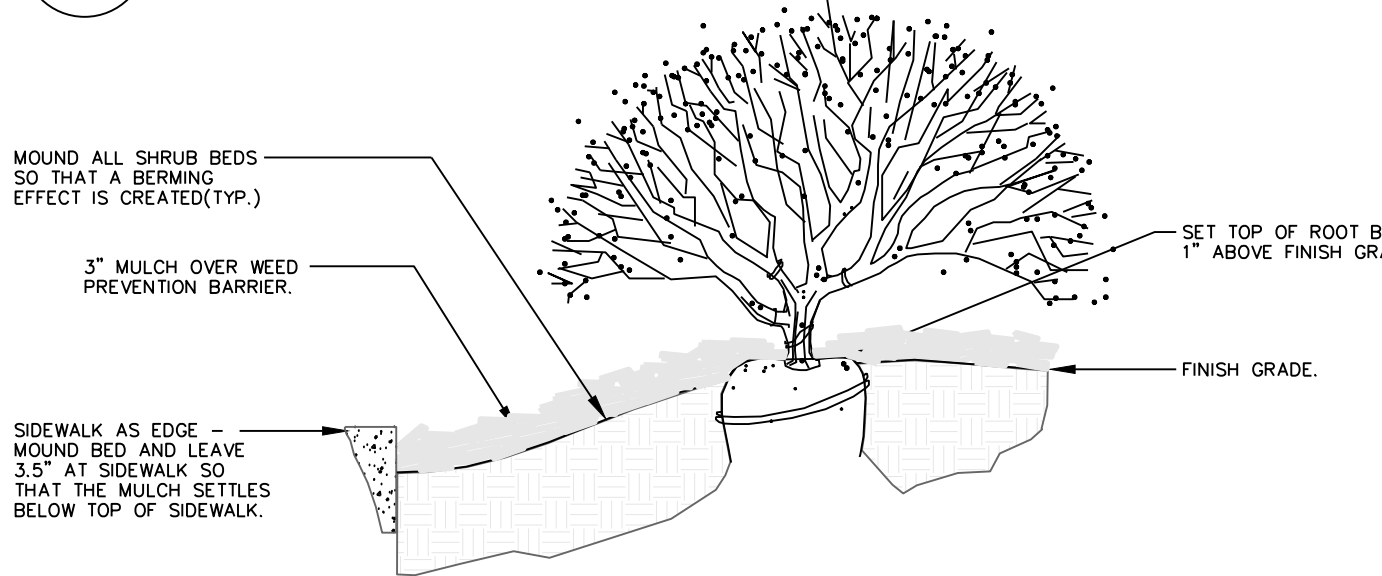
SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.



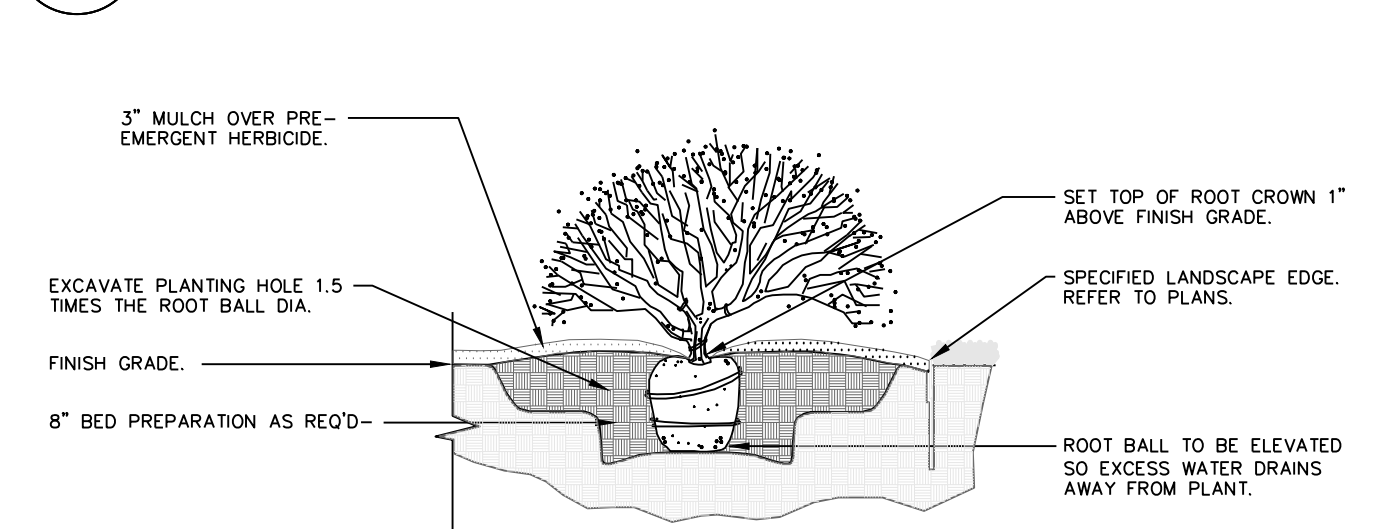
**1 EVERGREEN TREE PLANTING** NTS



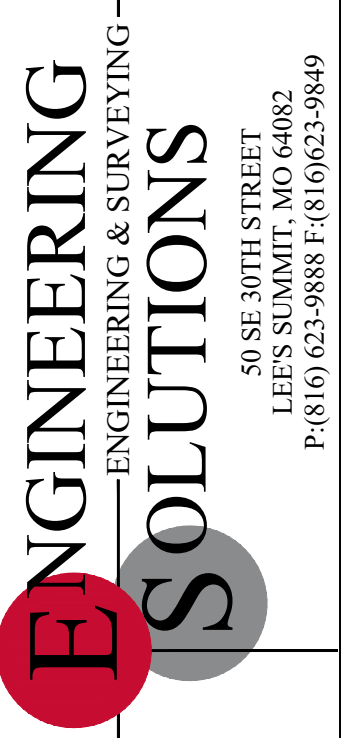
**2 DECIDUOUS TREE PLANTING** NTS



**3 SIDEWALK EDGE AT PLANT BED** NTS



**4 SHRUB PLANTING** NTS



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