

[illegible]

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
- Existing 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 onsite storm detention

Common Area
- POA will be responsible for all maintenance

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.

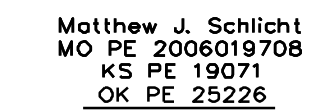
SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP,
COMMUNITY PANEL NO. 29095C0419G EFFECTIVE DATE: JANUARY 20, 2017.

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. BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

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

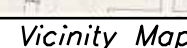
Project: OLDHAM VILLAGE
Issue Date: May 14, 2024



C.100



North

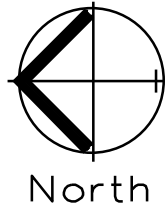


Lot Number	Lot Area Acreage	Lot Area Sq Ft	Building Area	Parking
1	4.81	209649	N/A	529
2	8.12	353509	120000	519
3	1.49	64719	5500	94
4	2.67	116245	12411.38	152
5	2.49	108332	8000	156
5A	0.45	19459	N/A	26
6	0.99	43259	2715	38
7	0.82	35883	2064	20
8	1.68	73114	5400	67
9	1.08	47242	4000	30
10	1.31	57004	4600	67
11	5.62	244756	N/A	0
11A	3.68	160352	N/A	0
TRACT A	5.02	218622	N/A	0
TRACT B	0.14	5889	N/A	0
TRACT C	1.14	49472	N/A	0
TRACT D	0.40	17407	N/A	0
FUTURE	1.13	49178	N/A	0
TOTAL	43.02	1752146.13	164690.38	1698

0 50' 100' 200'

SITE PLAN OVERALL

SCALE: 1" = 100'



NOTE:
THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE
LIGHTING STANDARDS UNDER UDO ARTICLE 8.

DRIVE-THROUGH QUEUING.
Minimum 5-car stacking from the order box
and 4-car stacking from the pickup window
without backing out into the parking lot drive aisles.

M-291 TURN LANE

MODOT PURCHASE PARCEL 2

MODOT PURCHASE PARCEL 1

Zoned CP-2

Zoned CP-2

Zoned R-1

Zoned R-1

Zoned R-1

Zoned R-1

Zoned R-1

Zoned R-1

Zoned R-1

Zoned R-1

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Zoned R-1

Zoned R-1

MODOT CITY RELINQUISHMENT

MODOT PURCHASE PARCEL 1

DRIVE-THROUGH QUEUING.
Minimum 5-car stacking from the order box
and 4-car stacking from the pickup window
without backing out into the parking lot drive aisles.

8' SHARED USE PATH

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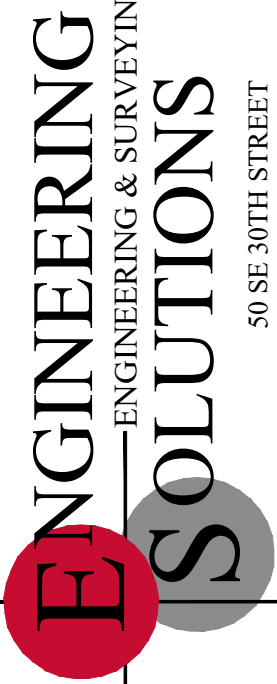
8' SHARED USE PATH

8' SHARED USE PATH

8' SHARED USE PATH

8' SHARED USE PATH

Lot Number	Building Area	BUILDING			PARKING			Parking	MODOT R/W	
		FRONT	REAR	SIDE	FRONT	REAR	SIDE		Building	Parking
1	N/A	20	20	0	0	0	0	529	N/A	5'
2	120000	20	20	0	0	0	0	519	N/A	5'
3	5500	20	20	0	0	0	0	94	N/A	5'
4	12411.38	20	20	0	20	0	0	152	N/A	5'
5	8000	20	10	0	20	0	0	156	10'	5'
5A	N/A	N/A	N/A	N/A	10	0	0	26	N/A	5'
6	2715	20	20	0	20	0	0	38	N/A	5'
7	2064	20	20	0	20	0	0	20	N/A	5'
8	5400	20	10	0	10	0	0	67	10'	5'
9	4000	20	20	0	10	0	0	30	10'	5'
10	4600	20	20	0	10	0	0	67	10'	5'
11	N/A	20	20	0	10	0	0	0	N/A	5'
11A	N/A	20	20	0	20	0	0	0	N/A	5'
TRACT A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
TOTAL	164690.38							1698		



Professional Registration
Missouri
Engineering 305500185-D
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Engineering 5-1686
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Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

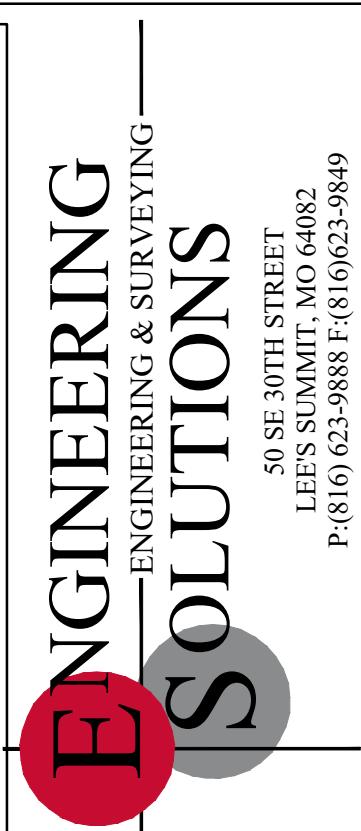
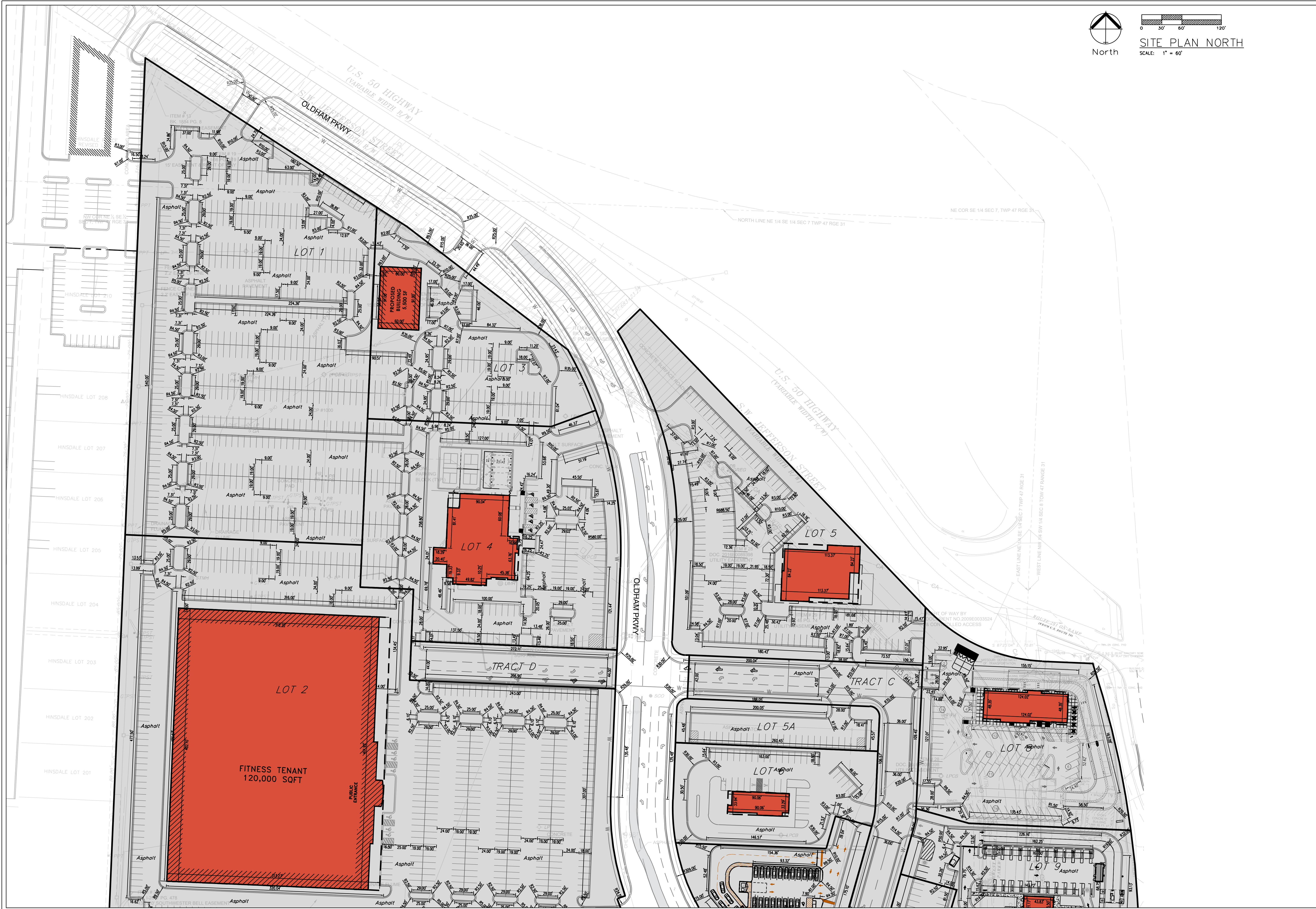
Project:
OLDHAM VILLAGE
Issue Date:
May 14, 2024

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



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25528

REVISIONS	
REV. 6/25/2024	
REV. 7/9/2024	
REV. 8/13/2021	



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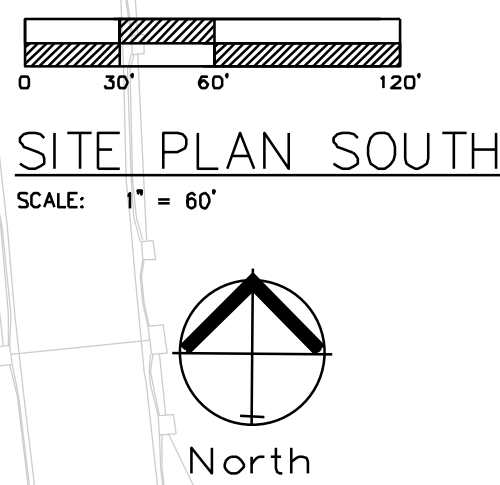
Oldham Village
Lee's Summit, Jackson County, Missouri

SITE PLAN NORTH
Preliminary Development Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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KS PE 19071
OK PE 25526

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REV. 7/9/2024
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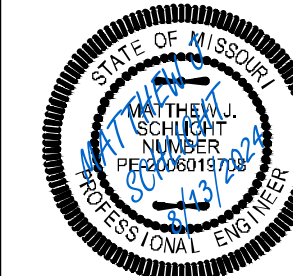


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Surveying LS-219
Oklahoma
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Engineering CA2821

Project:
OLDHAM VILLAGE
Issue Date:
May 14, 2024

Oldham Village
Oldham County, Missouri
Lee's Summit, Jackson County, Missouri

SITE PLAN SOUTH
Preliminary Development Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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REVISIONS

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REV. 7/9/2024
REV. 8/13/2021



- NOTE:**
1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
 2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

SIDEWALK PLAN
SCALE: 1" = 100'

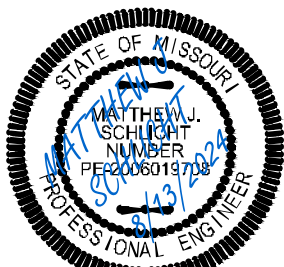


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Project: Oldham Village
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Issue Date:
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SIDEWALK PLAN
Preliminary Development Plans for:
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

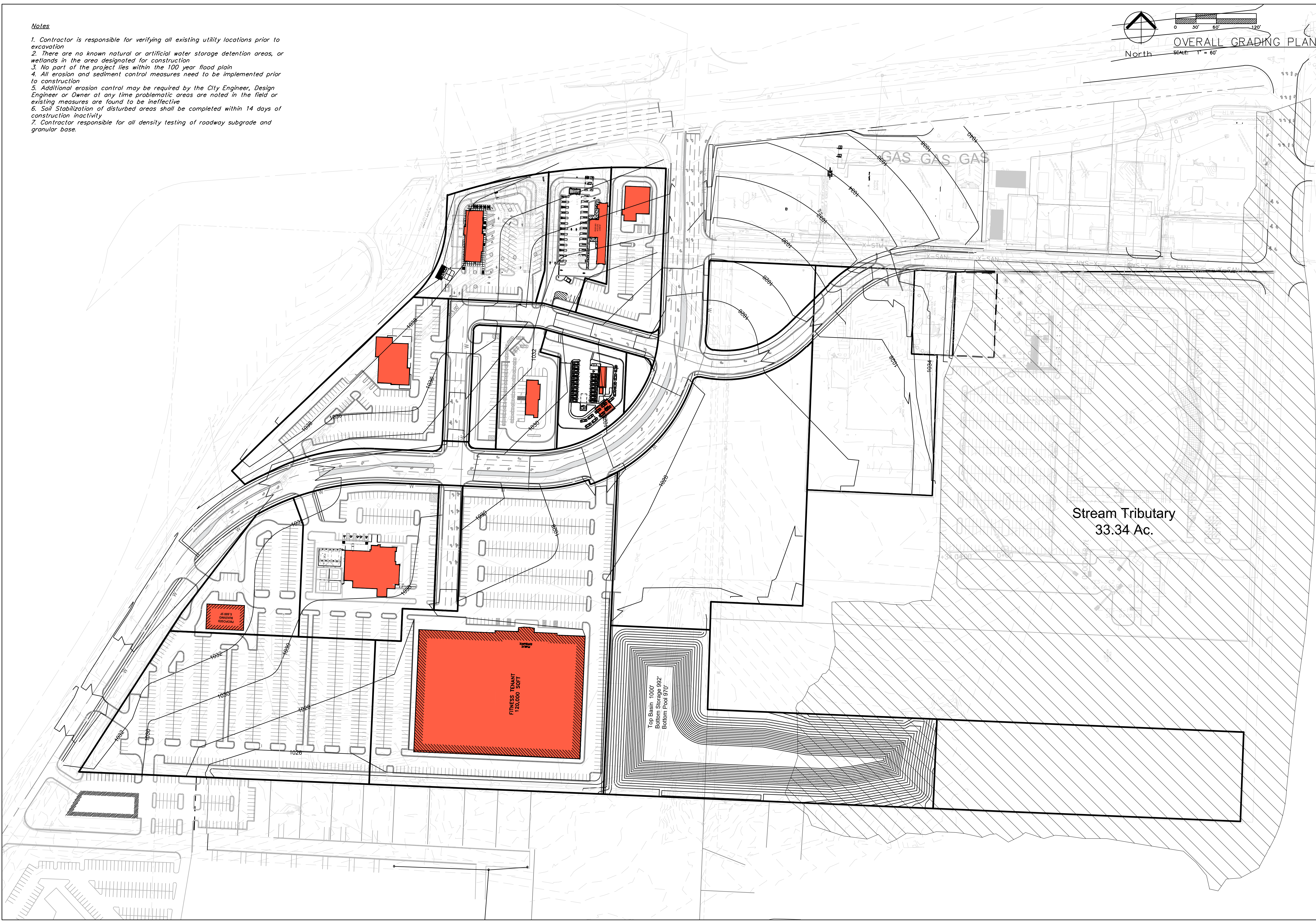
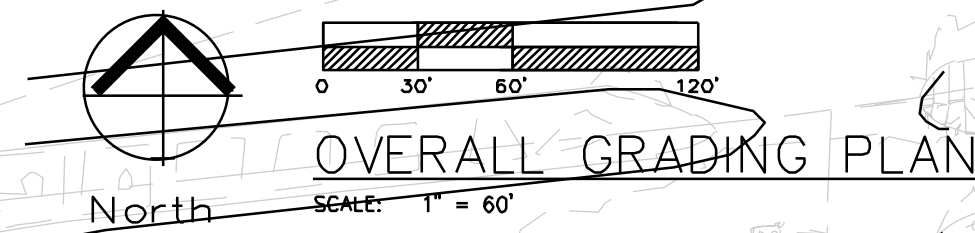


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Notes

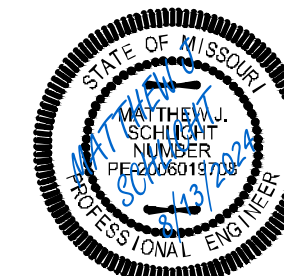
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and 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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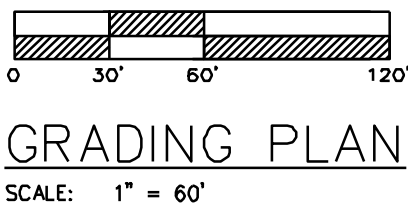
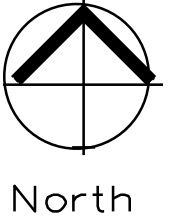
Project:
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Grading Plan
Preliminary Development Plans for:
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

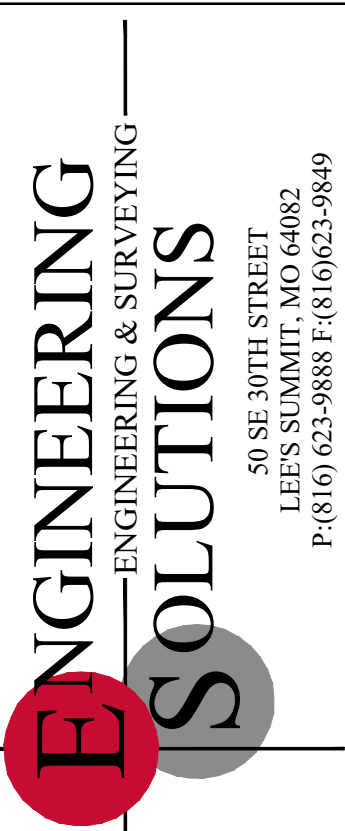


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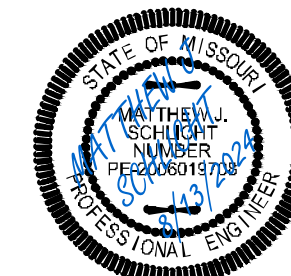
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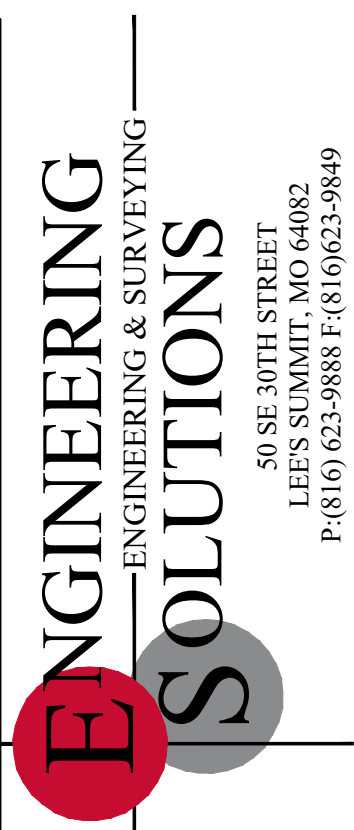
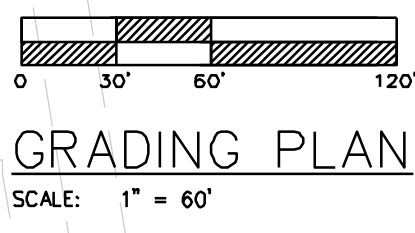
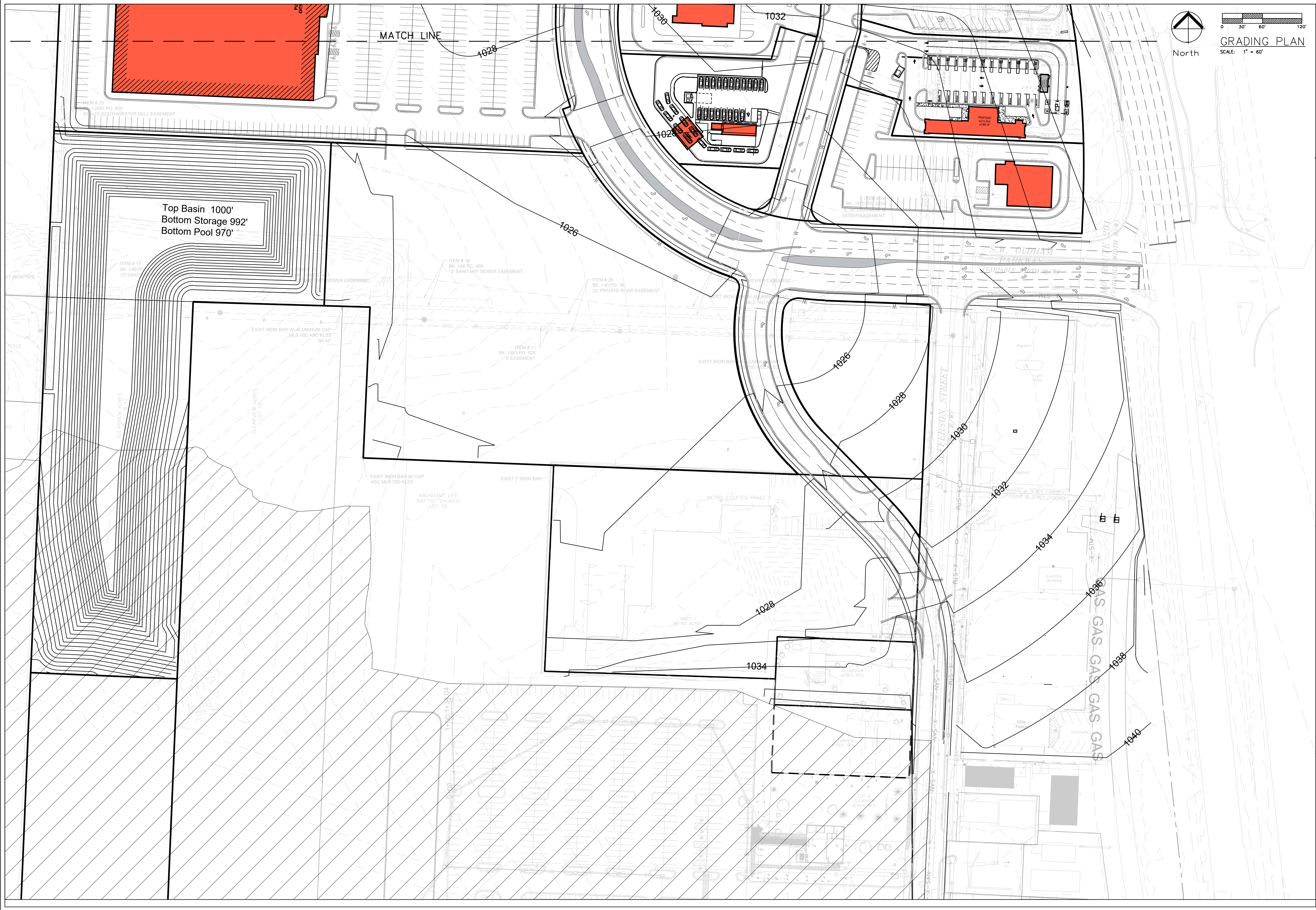
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Project:
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Grading Plan
Preliminary Development Plans for:
Oldham Village
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



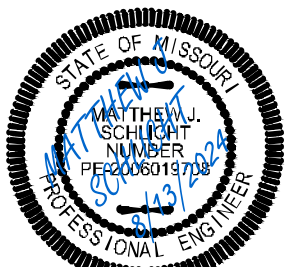
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Project:
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Grading Plan
Preliminary Development Plans for:
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

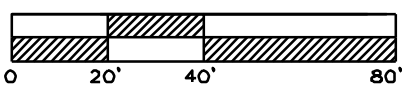
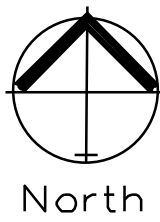


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OK PE 25226

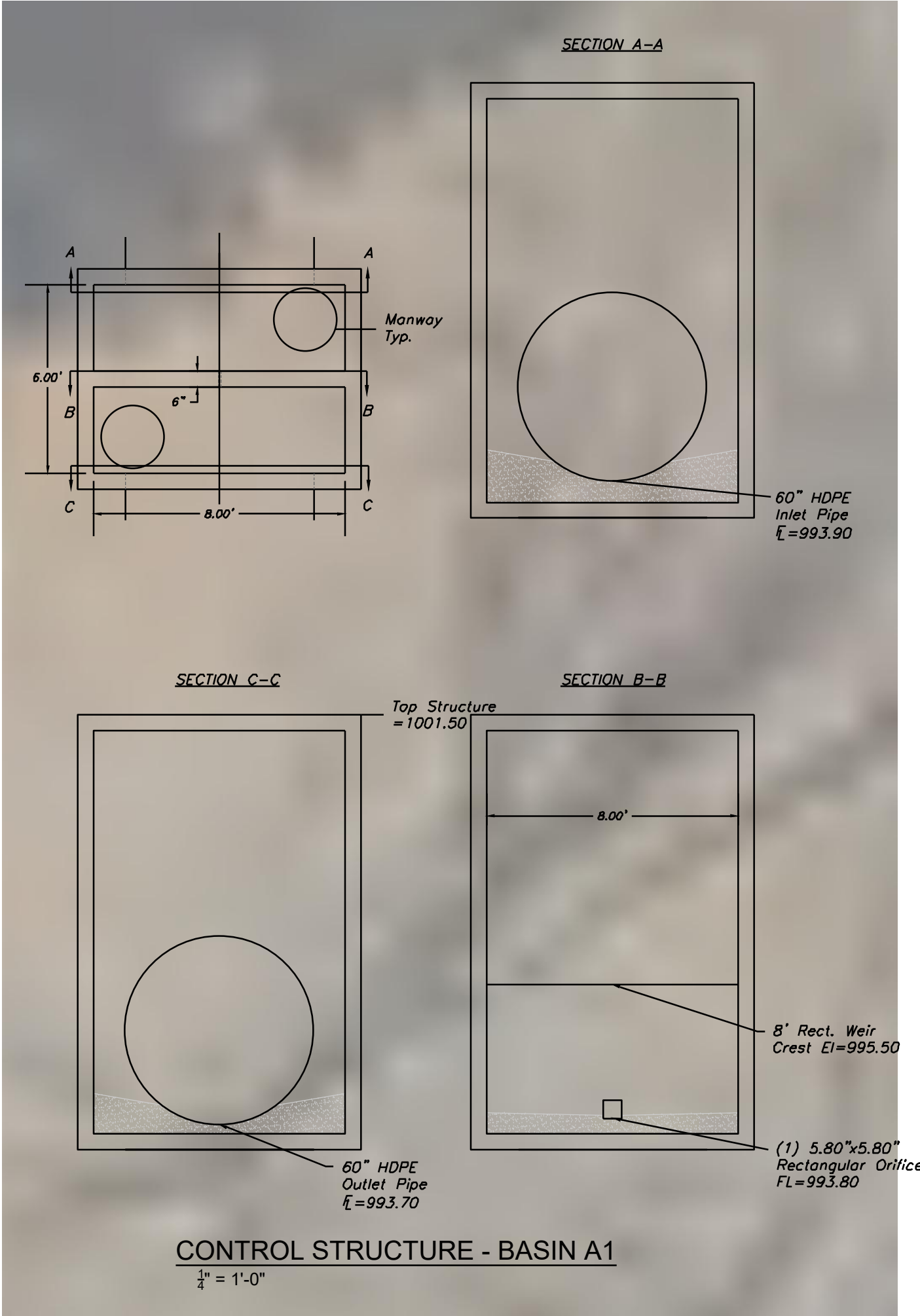
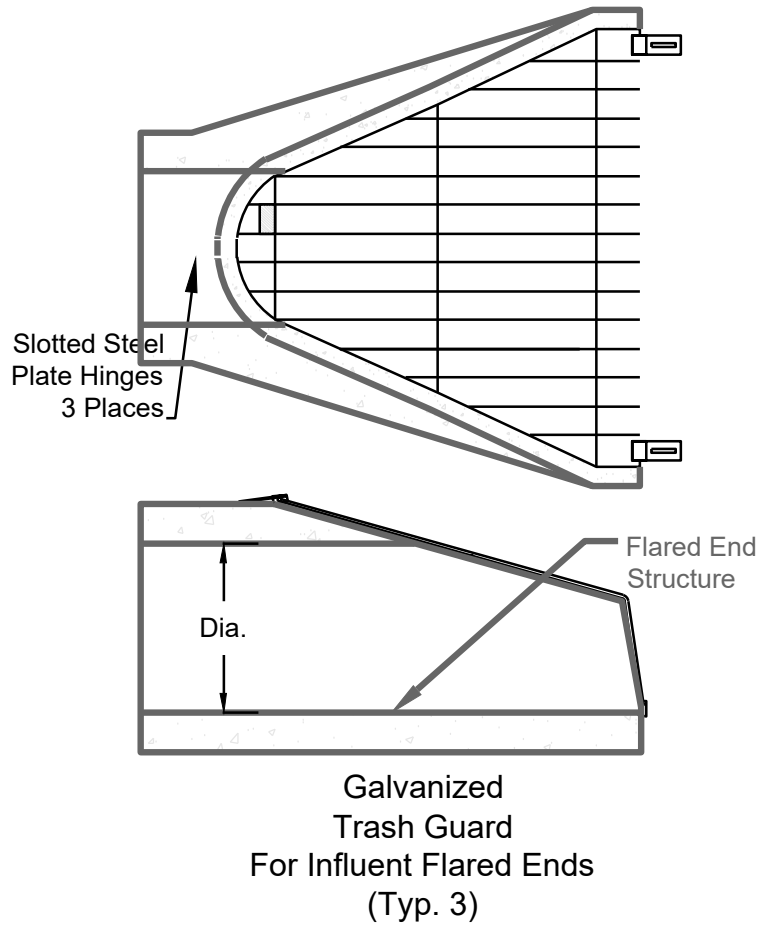
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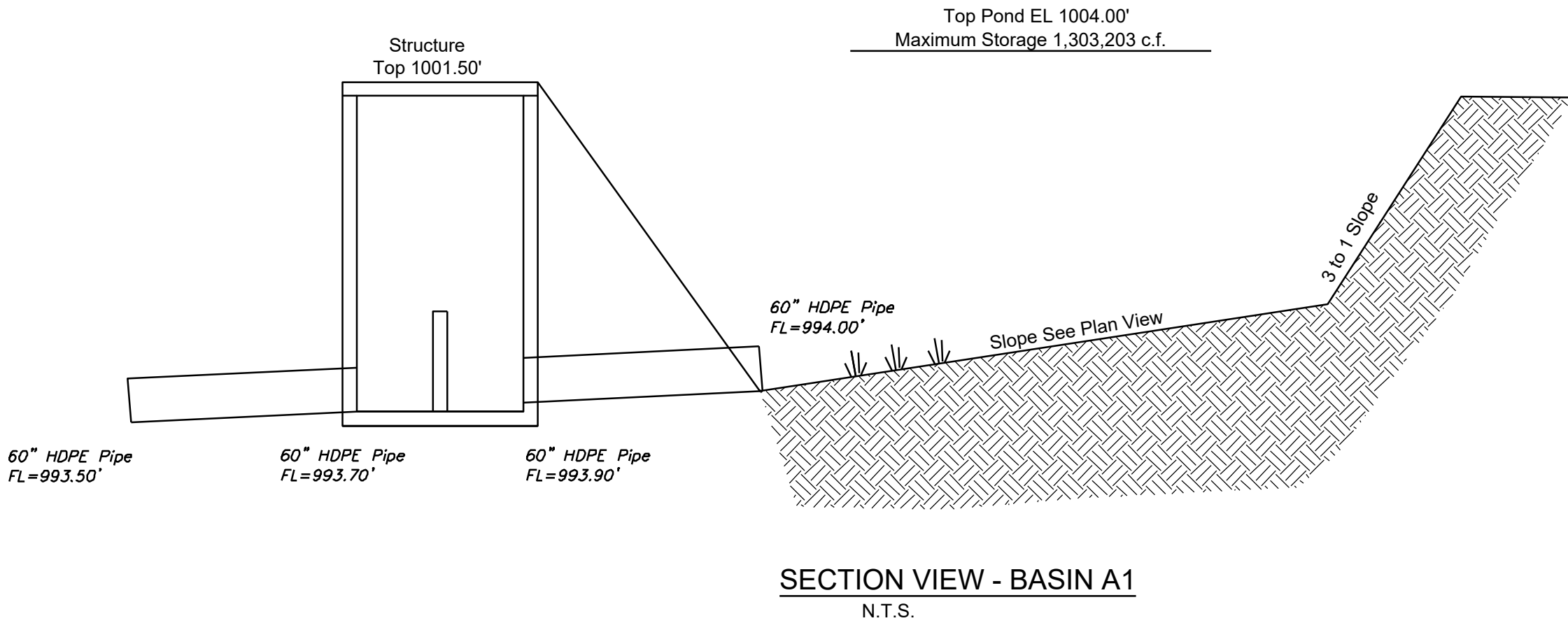
- NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
 2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



DETENTION BASIN PLAN
SCALE: 1" = 40'



- Control Structure Notes:
1. Control Structure depicted is the center box of (3) 8'x6' precast boxes.
 2. The adjacent boxes shall not contain the 5.80' Rectangular Orifice.
 3. Both adjacent structures shall have 10" diameter lever pipes installed to center box upstream of the weir wall at elevation 993.90.



DETENTION BASIN PLAN
Conceptual Drainage Plan for:
Oldham Marketplace
Lee's Summit, Jackson County, Missouri

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

REVISIONS



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—ST—
Proposed Storm Sewer (Public)	—S—S—S—
Proposed Sanitary Sewer	—SS—SS—SS—
Proposed Underground Power	—UGT—UGT—
Proposed Gas Service	—GAS—
Proposed D.I.P. Water	—W—
Proposed Electrical Service	—UGP—UGP—



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Surveying 2005003185-D
Kansas
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Surveying 15-219
Oklahoma
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Nebraska
Engineering CA2621

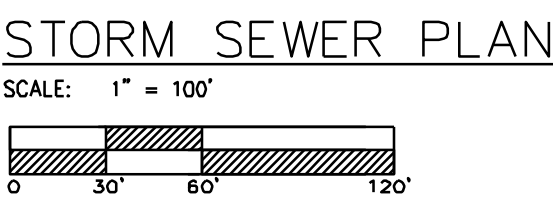
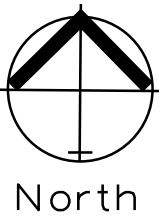
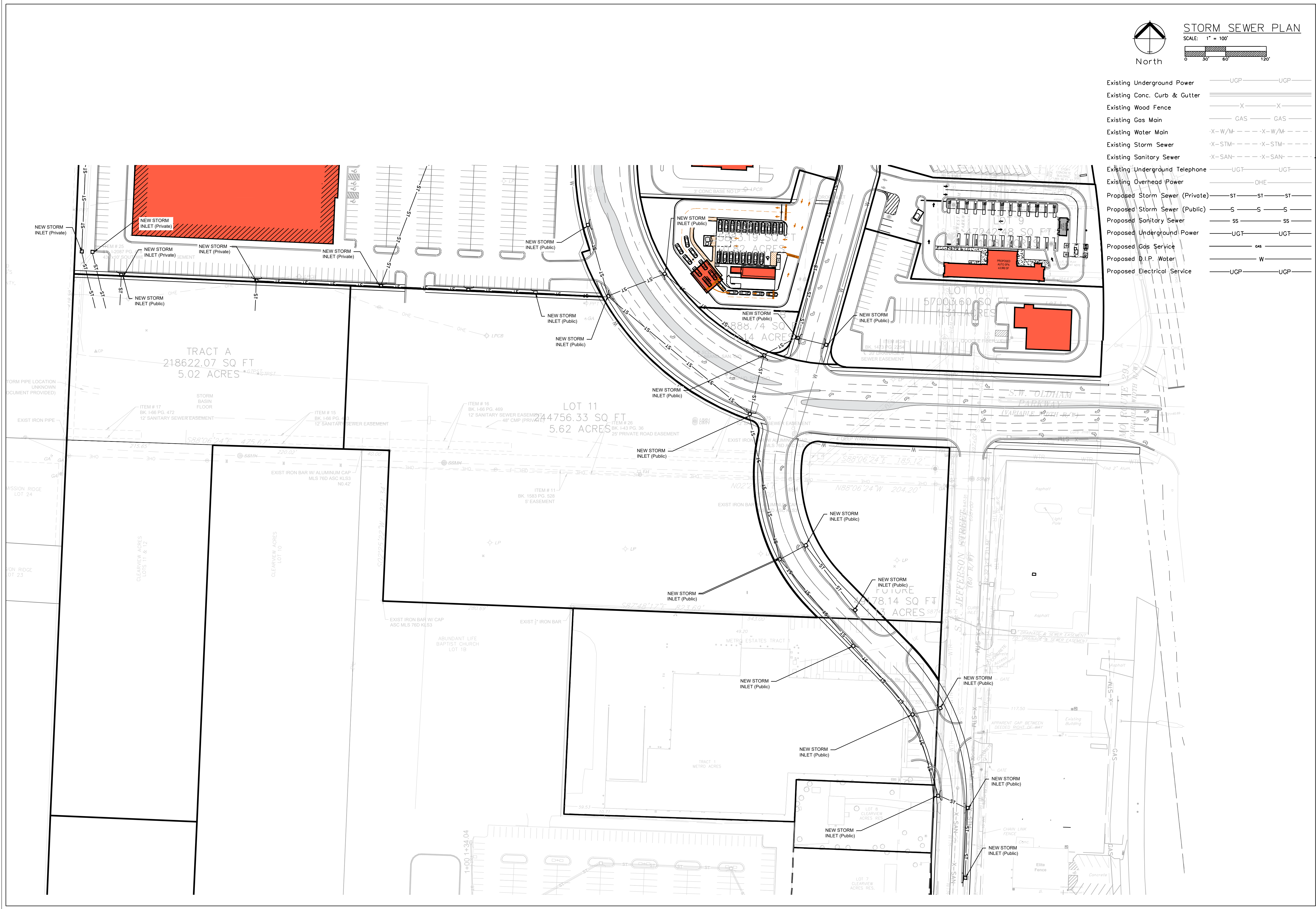
Storm Sewer Plan
Preliminary Development Plans for:
Oldham Village
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
OLDHAM VILLAGE
Issue Date:
May 14, 2024

Storm Sewer Plan
Preliminary Development Plans for:
Oldham Village
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI



REVISIONS
REV. 6/25/2024
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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—	—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—

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

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

Professional Registration

Missouri
Engineering 200502185-D
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Storm Sewer Plan

Preliminary Development Plans for:

Oldham Village

LEES SUMMIT, JACKSON COUNTY, MISSOURI

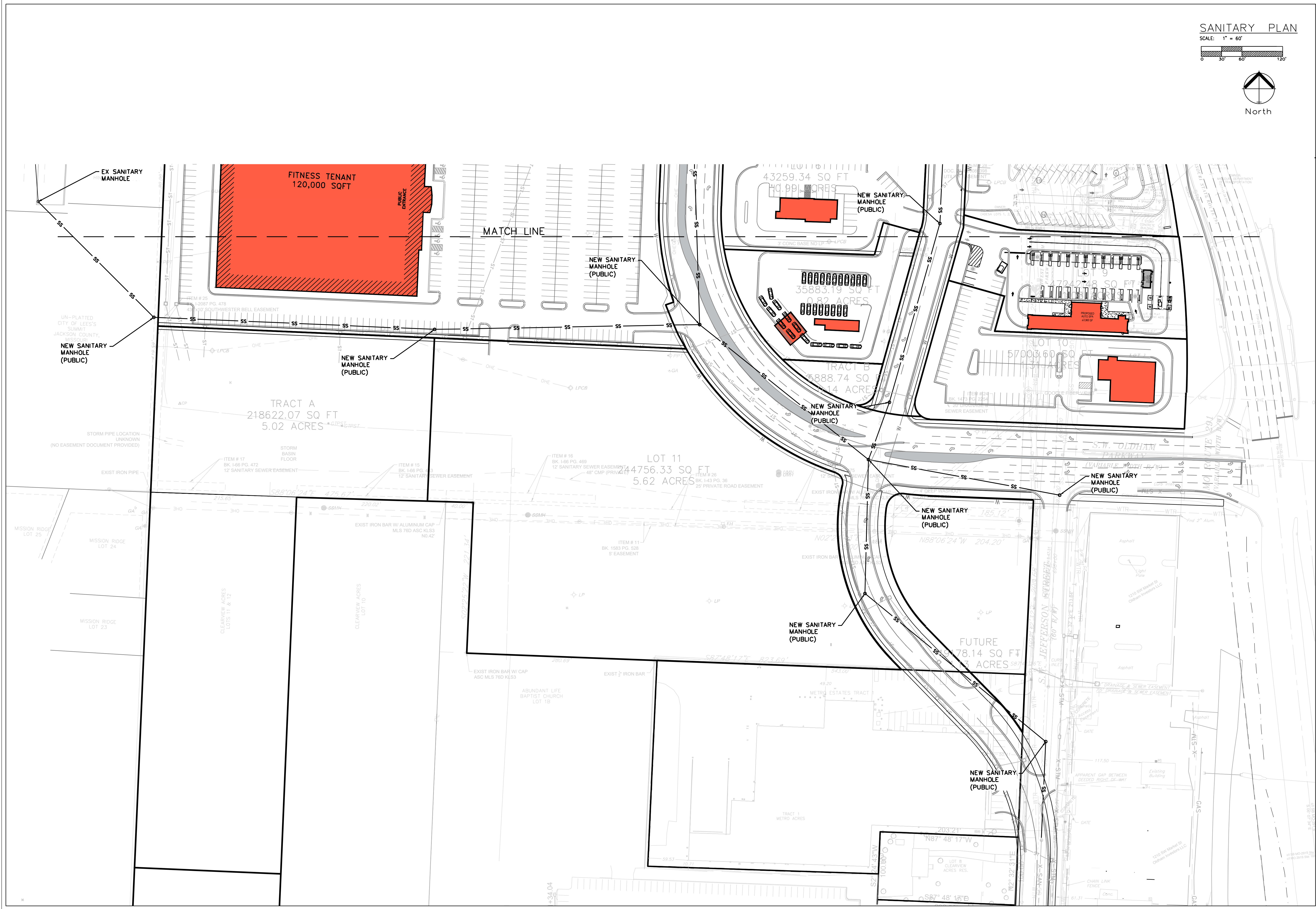
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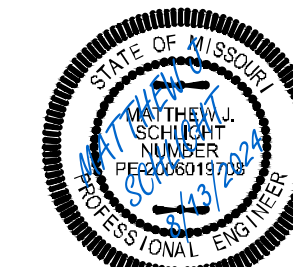
SANITARY PLAN
SCALE: 1" = 60'
North



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

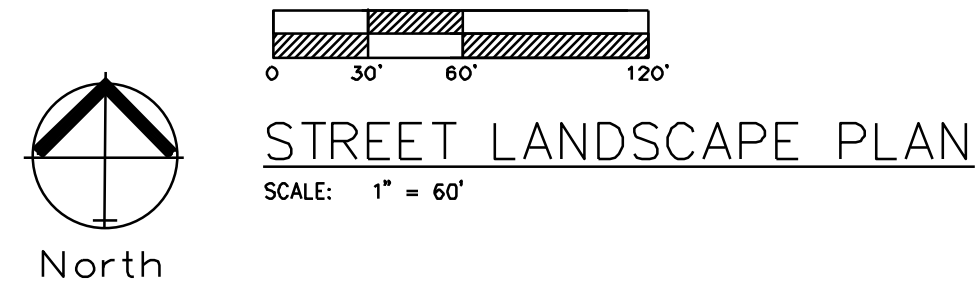


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 6/25/2024
REV. 7/9/2024
REV. 8/13/2021

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



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (HWY 50)	1 tree per 30 feet of street frontage	1618 ft. of street frontage /30= 54 trees required	54 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 50)	1 shrub per 20 feet of street frontage	1618 ft. of street frontage /20= 81 shrubs required	81 shrubs provided
14.090.A.1 Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage	536 ft. of street frontage /30= 18 trees required	22 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage	536 ft. of street frontage /20= 27 shrubs required	33 shrubs provided
14.090.A.1 Street Frontage Trees (SW Oldham Pkwy)	1 tree per 30 feet of street frontage	4143 ft. of street frontage /30= 138 trees required	217 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Oldham Pkwy)	1 shrub per 20 feet of street frontage	4143 ft. of street frontage /20= 207 shrubs required	245 shrubs provided
14.090.A.1 Street Frontage Trees (SW Jefferson Street)	1 tree per 30 feet of street frontage	1714 ft. of street frontage /30= 57 trees required	57 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Jefferson Street)	1 shrub per 20 feet of street frontage	1714 ft. of street frontage /20= 86 shrubs required	86 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	1,811,340 sq. ft. of total lot area minus 910,651 sq.ft. of bldg. & parking= 900,689 sq.ft. /5,000 x 2 = 360 shrubs	580 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	1,811,340 sq. ft. of total lot area minus 910,651 sq. ft. of bldg. & parking= 900,689 sq. ft./5,000 = 180 trees	290 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	596,866 sq. ft. of parking area x .05 = 29,843 sq. ft. of landscape parking lot islands required	33,178 sq. ft.

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.



Professional Registration
Missouri
Engineering 2005000185-D
Surveying 20200080185-D
Kansas
Engineering 5-1696
Surveying LS-219
Oklahoma
Engineering R254
Nebraska
Engineering CA2821

Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

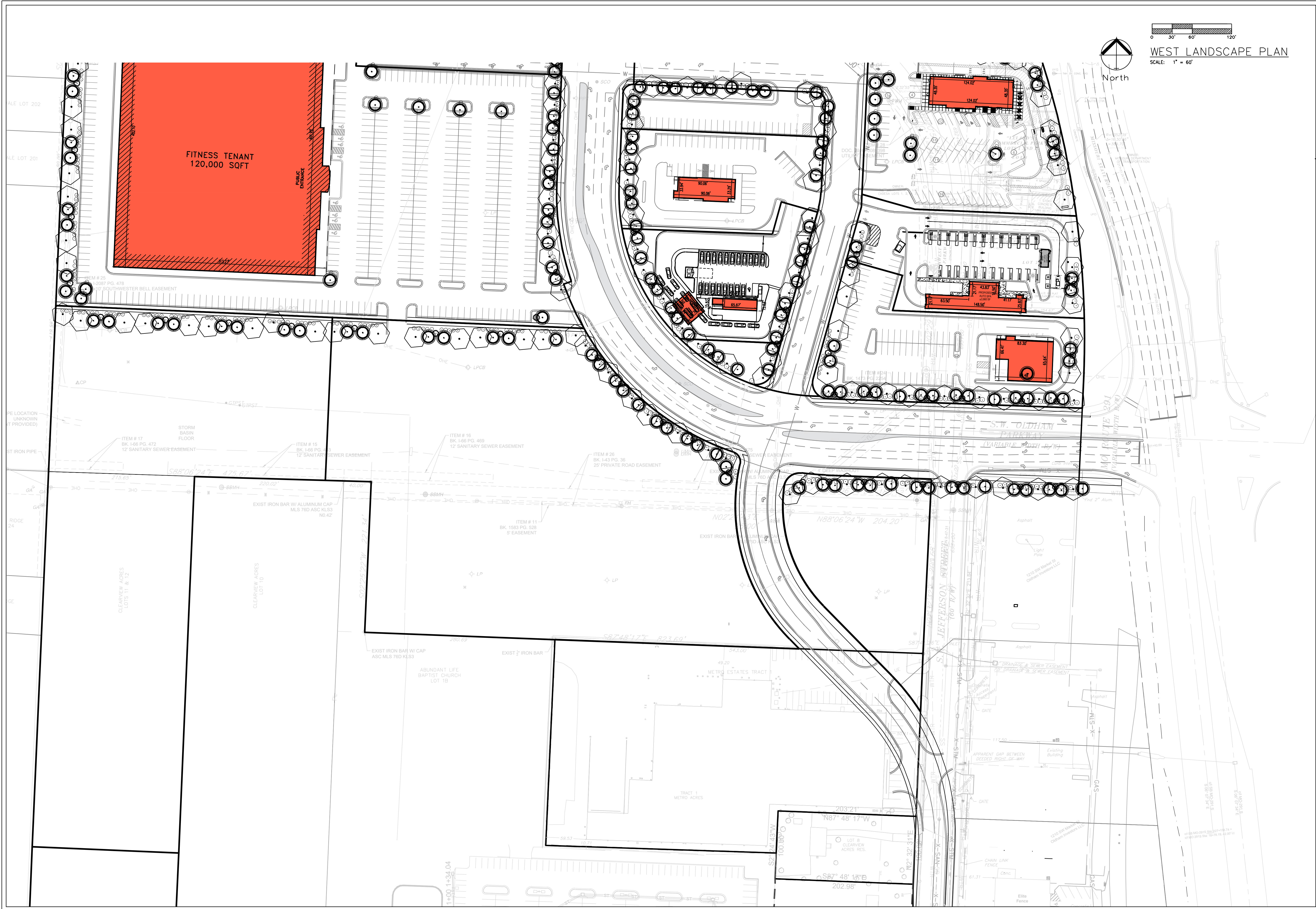
Project:
OLDHAM VILLAGE
Issue Date:
May 14, 2024

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



Matthew J. Schlicht
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REV. 6/25/2024
REV. 7/9/2024
REV. 8/13/2021



ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

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

Professional Registration

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Surveying 2020008185-D

Kansas
Engineering 5-1886
Surveying LS-219

Oklahoma
Engineering 8254

Nebraska
Engineering CA2821

Project:
OLDHAM VILLAGE

Issue Date:
May 14, 2024

WEST LANDSCAPE PLAN

Preliminary Development Plans for:
Oldham Village
LEES SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
MATTHEW J. SCHLICHT
LAND SURVEYOR
PE 006019708

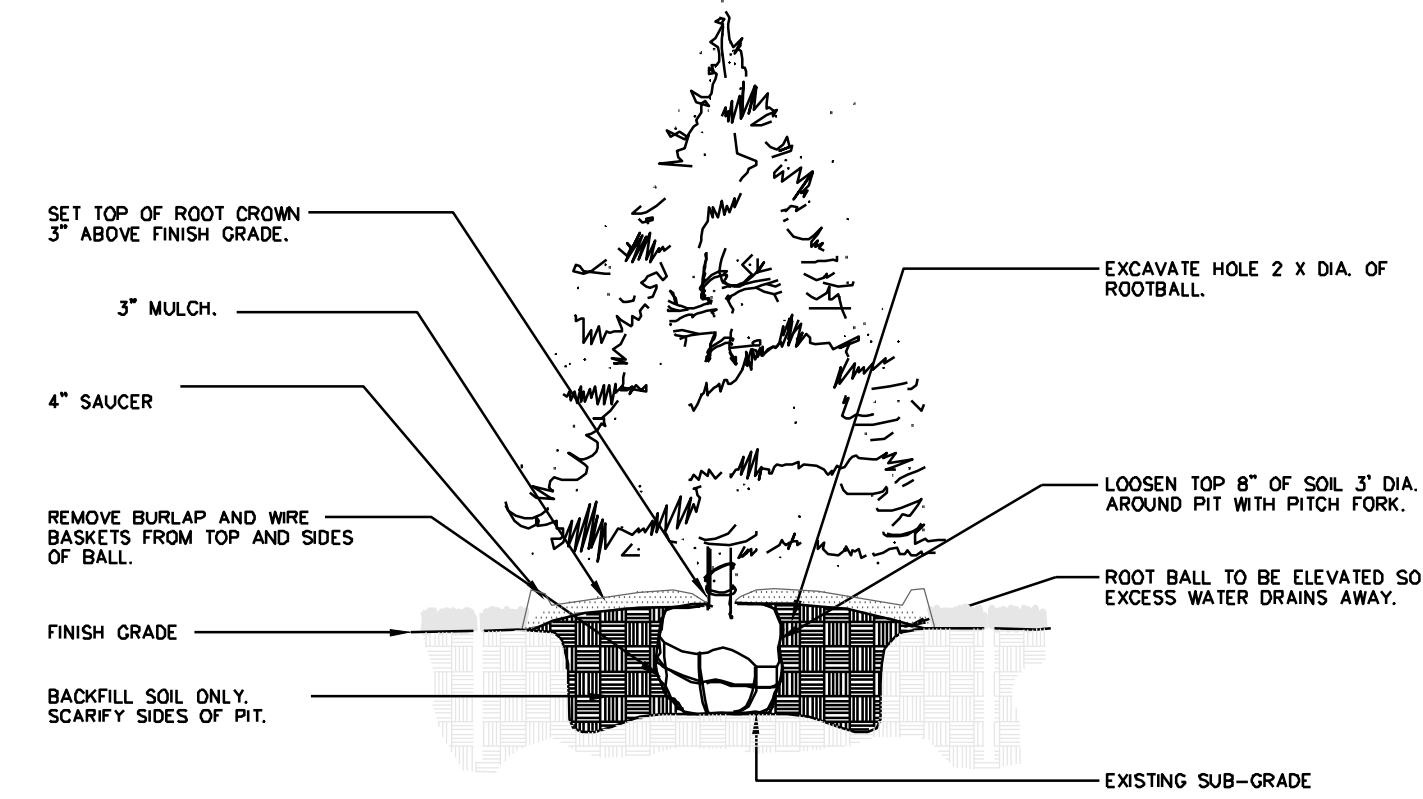
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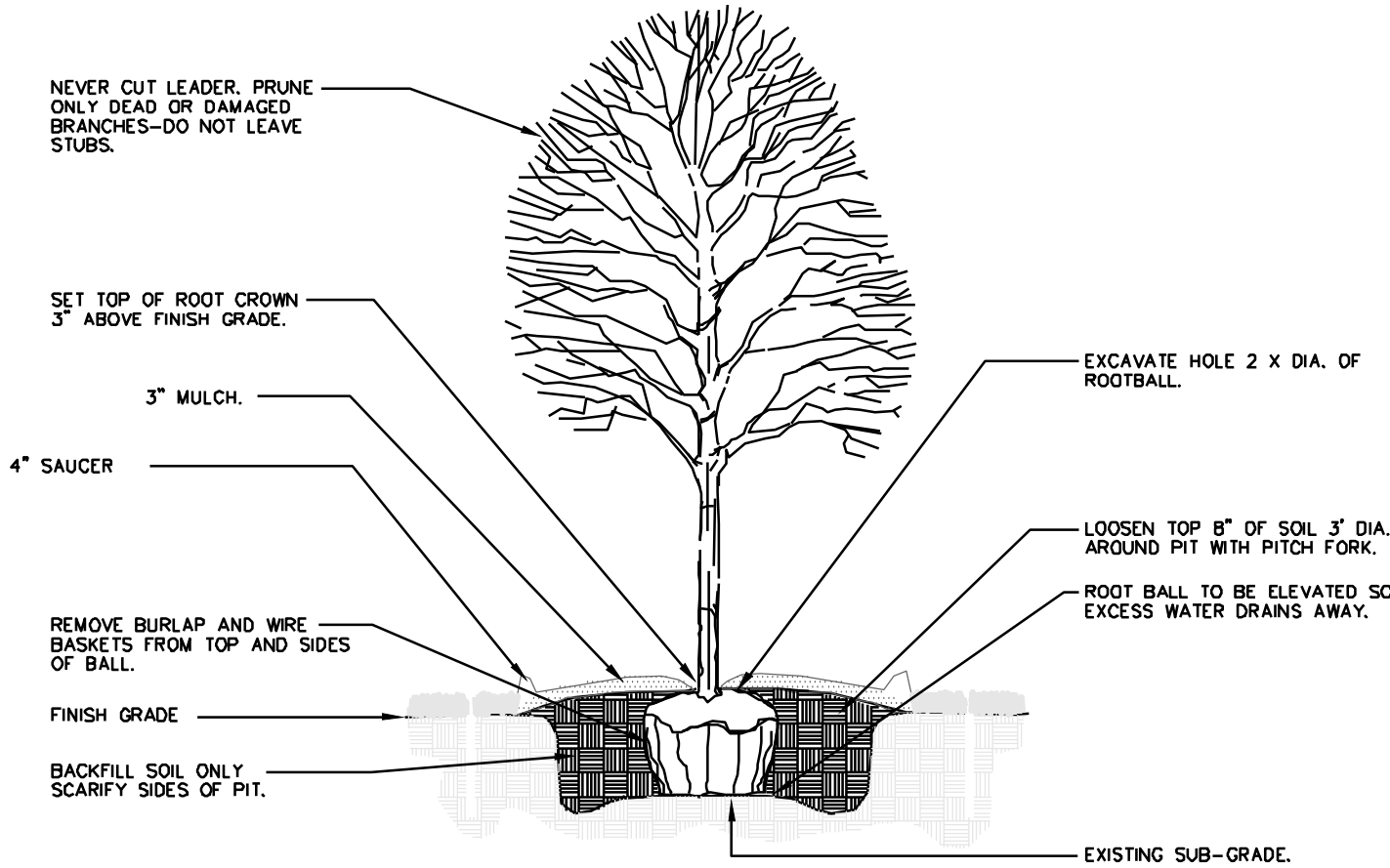
REV. 8/13/2021

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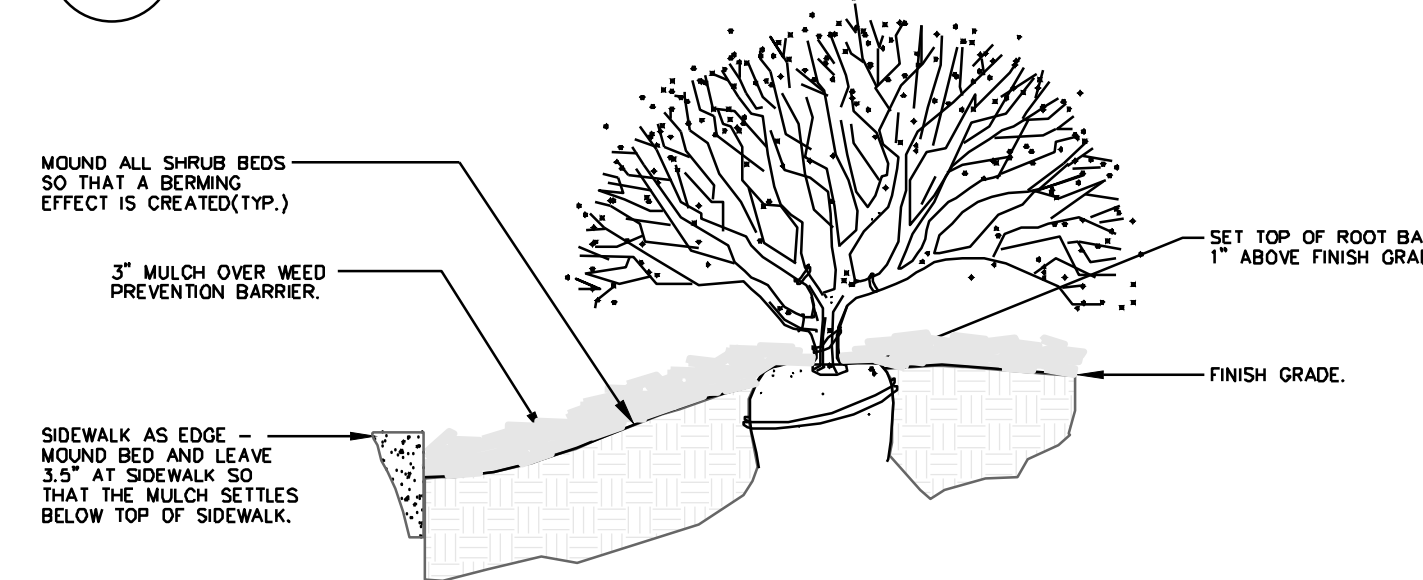
1 EVERGREEN TREE PLANTING

NTA



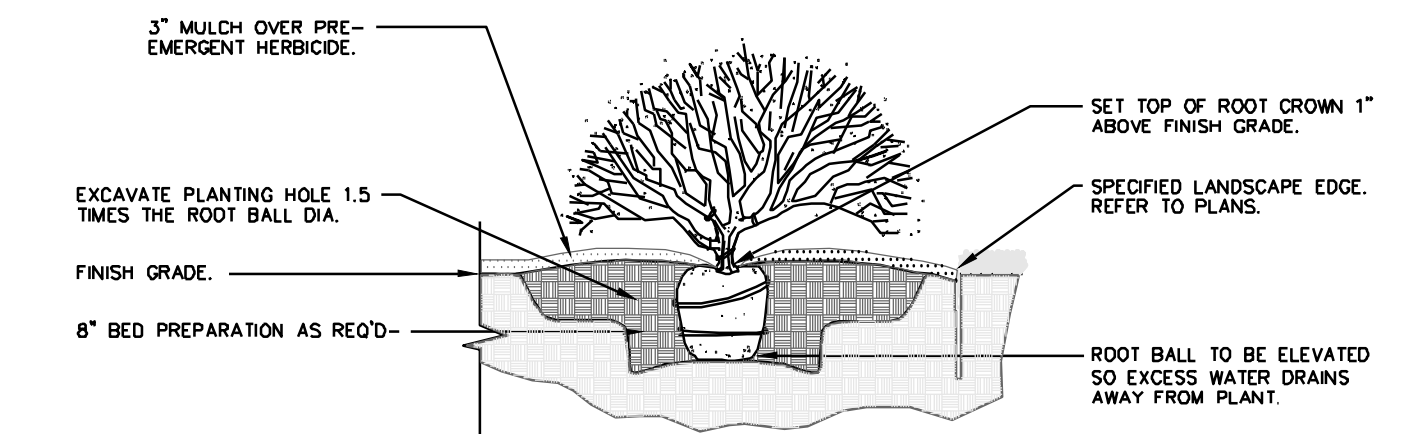
2 DECIDUOUS TREE PLANTING

NTA



3 SIDEWALK EDGE AT PLANT BED

NTA



4 SHRUB PLANTING

NTA

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 NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
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 MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. 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 WHITE 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 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 D5258.
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 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

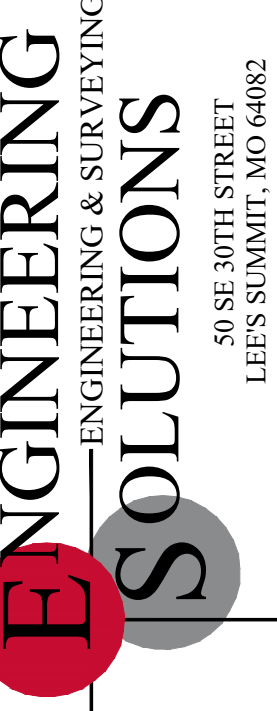
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

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.)

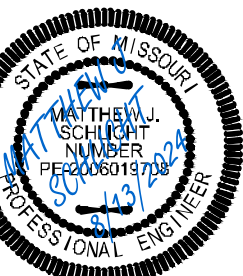


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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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OLDHAM VILLAGE
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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