

Final Development Plan

NW ¼ Section 16, Township 47 North, Range 31 West
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.

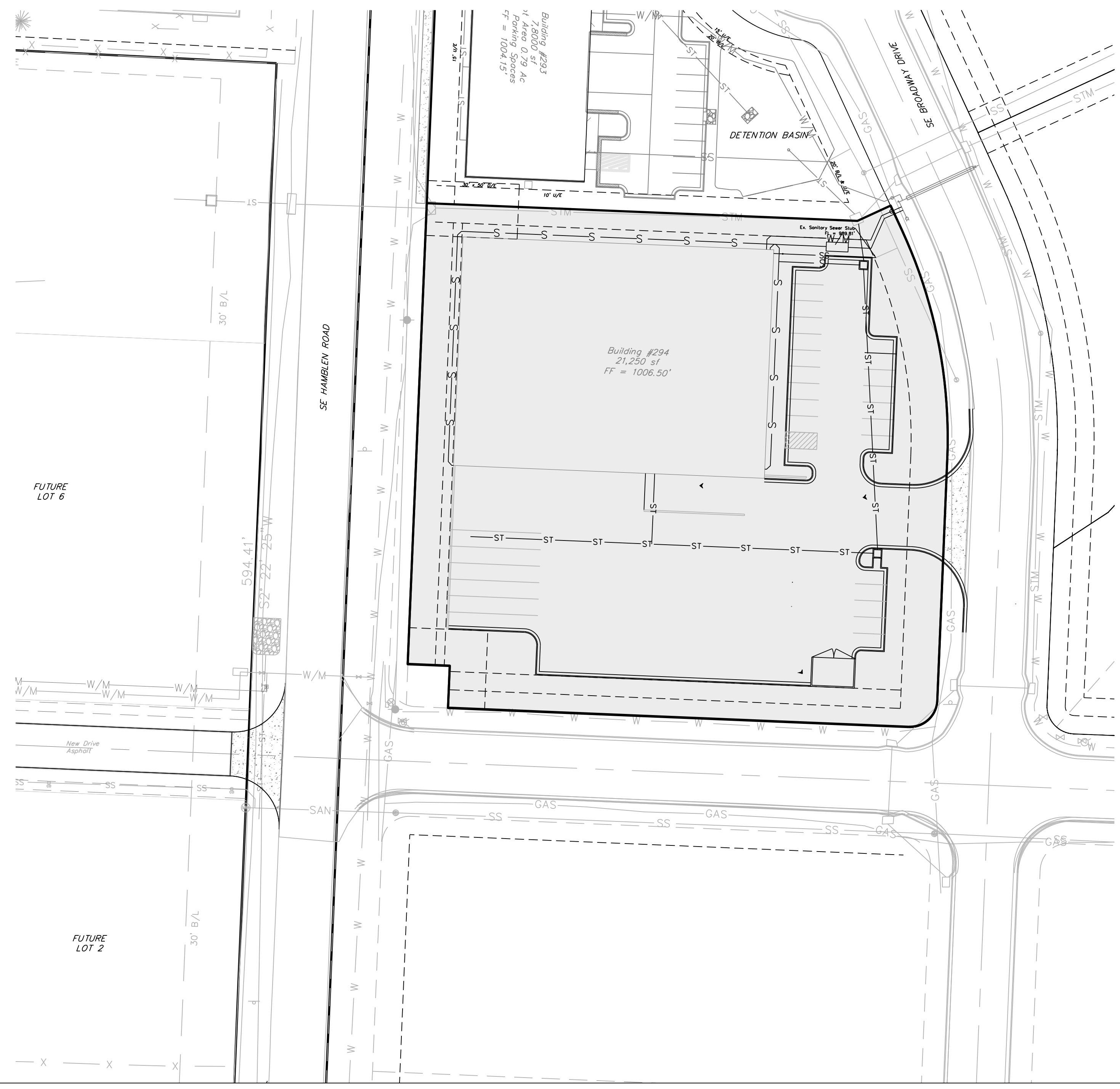
- UTILITY COMPANIES:**
- THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 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 - 785-1100
 - WILLIAMS PIPELINE - 422-6300
 - CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
 - CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
 - CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
 - MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

PROPERTY DESCRIPTION
Lot 294, Newberry Landings 1st Plat

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.

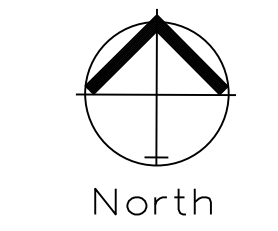
FLOOD INFORMATION:
SITE IS LOCATED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS LOCATED IN ZONE "X".

- INDEX OF SHEETS:**
- C.001 ~ COVER SHEET
 - C.050 ~ ESC PHASE 1 PLAN
 - C.051 ~ ESC PHASE 2 PLAN
 - C.052 ~ ESC PHASE 3 PLAN
 - C.100 ~ SITE PLAN
 - C.101 ~ DIMENSION PLAN
 - C.200 ~ GRADING PLAN
 - C.201 ~ SPOT ELEVATIONS
 - C.202 ~ PRE-DEVELOPMENT DRAINAGE AREAS
 - C.203 ~ POST-DEVELOPMENT DRAINAGE AREAS
 - C.300 ~ ROOF DRAIN PLAN
 - C.400 ~ UTILITY PLAN GENERAL LAYOUT
 - C.401 ~ STANDARD DETAIL SHEET
 - L.100 ~ LANDSCAPE PLAN
 - L.100 ~ LANDSCAPE DETAILS



Vicinity Map

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNITED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE



FINAL DEVELOPMENT PLAN
SCALE: 1" = 40'

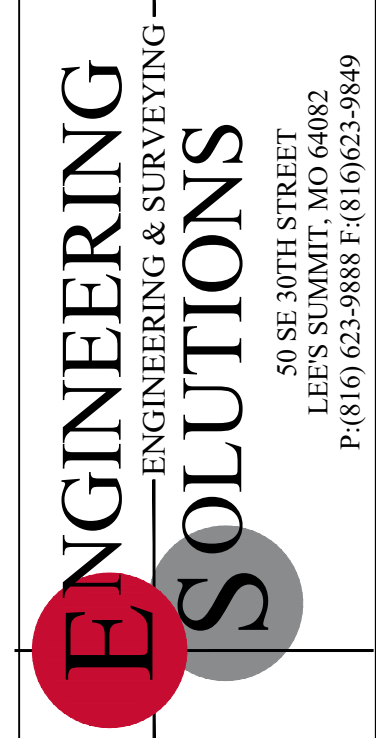
Site Data Table :

Lot Area:	77,968 sq. ft (1.79 Ac.)
Building Area - First Floor	21,250 sq. ft. (0.49 Acres)
Building Area - Mezzanine	sq. ft.
Total Building Area	21,250 sq. ft. (0.49 Acres)
Parking/Sidewalk	31,750 sq. ft. (0.73 Acres)
Impervious Area	53,000 sq. ft. (1.22 Acres) 67.98% of Site
Floor-Area-Ratio	27.25%
Total Parking	
Provided	28 Standard (1 ADA Accessible 1 ADA Van Accessible)
Required	
Office:	4 Spaces per 1000 sq.ft. = $\frac{21,250}{1000} \times 4 = 85$ Spaces
Warehouse/Storage:	1 Spaces per 1000 sq.ft. = $\frac{21,250}{1000} \times 1 = 21$ Spaces
Total:	22 Spaces

Current Zoning: PI - Planned Industrial
Current Use: Vacant
Proposed Use: Commercial Office / Warehouse

Sanitary Sewer Service
Sanitary service will be provided from the existing sanitary sewer located on the east side of property.

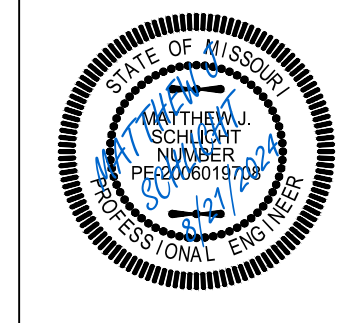
Water Service
Water service will be provided from the existing main located on the east side of the property.



Professional Registration
Missouri
Engineering 200602188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

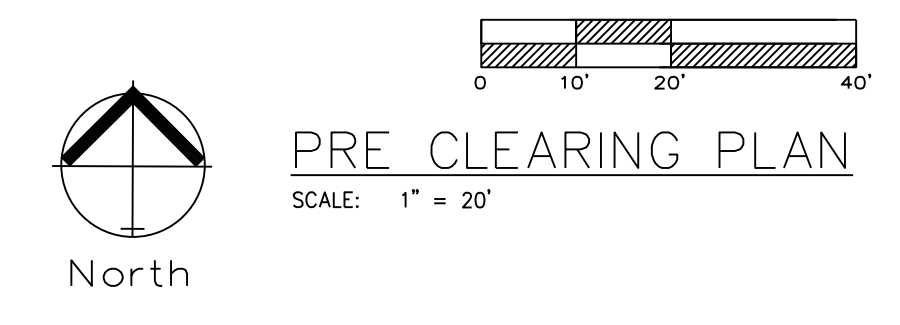
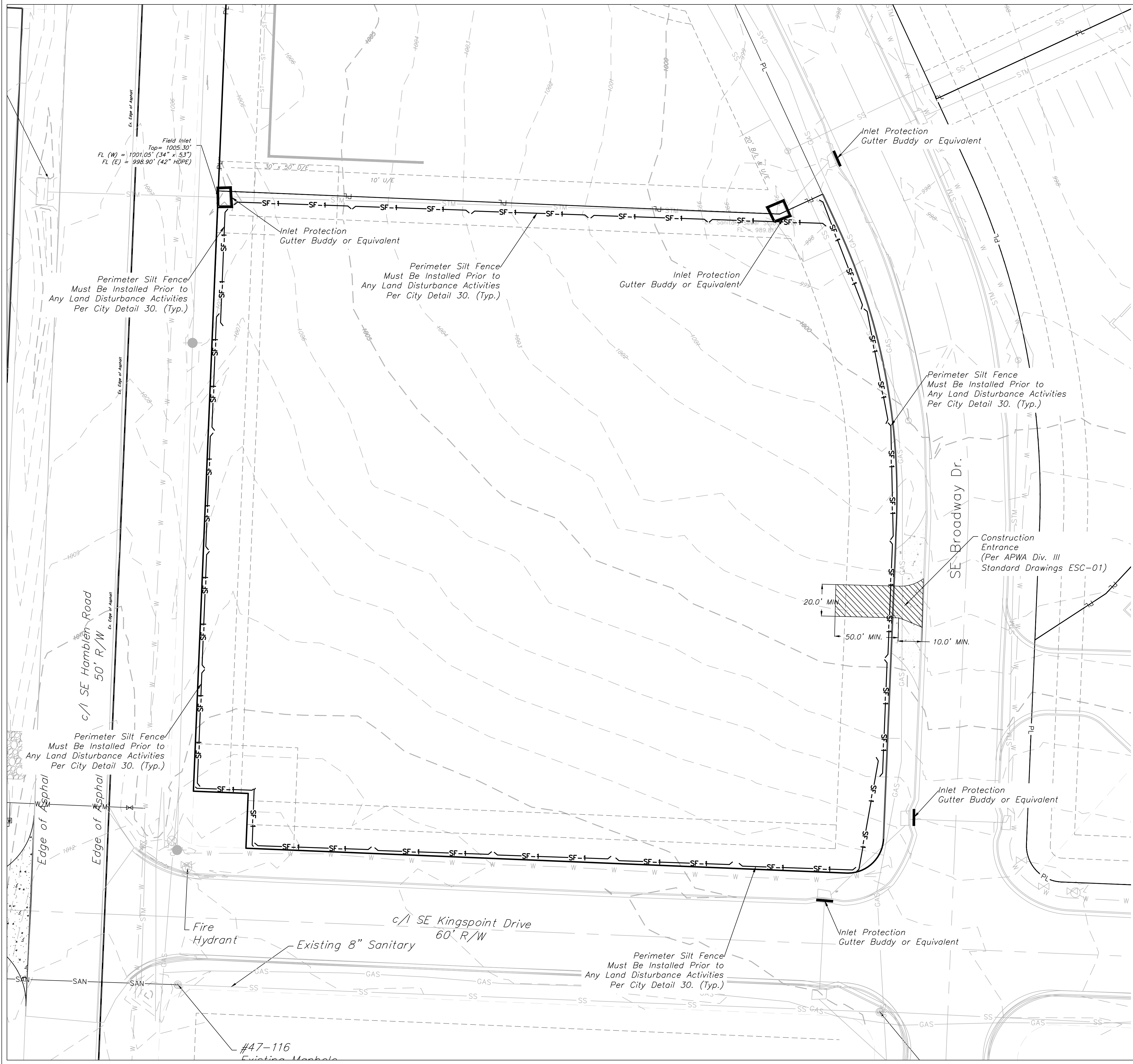
Project:
NEWBERRY
LANDING, LSMO
Issue Date:
January 4, 2024

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 190071
OK PE 252226

REVISIONS



PRE CLEARING PLAN
SCALE: 1" = 20'



- LEGEND**
- PHASE 1 SILT FENCE — SF - 1 — SF - 1
 - PHASE 2 SILT FENCE — SF - 2 — SF - 2

MAINTENANCE:
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES. WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDS AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

- EROSION CONTROL DESCRIPTION:**
- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
 - 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
 - 3.) INSTALL SEDIMENT TRAPS PER PLAN AND PER DETAIL

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.
- 2.) SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE PROJECT

- TEMPORARY CONSTRUCTION ENTRANCE NOTES:**
- A) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
- INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
- SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
- PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 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.



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Kansas
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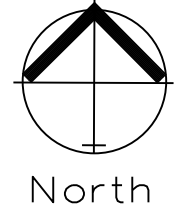
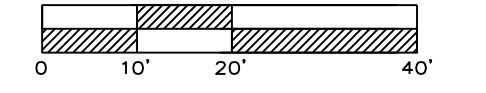
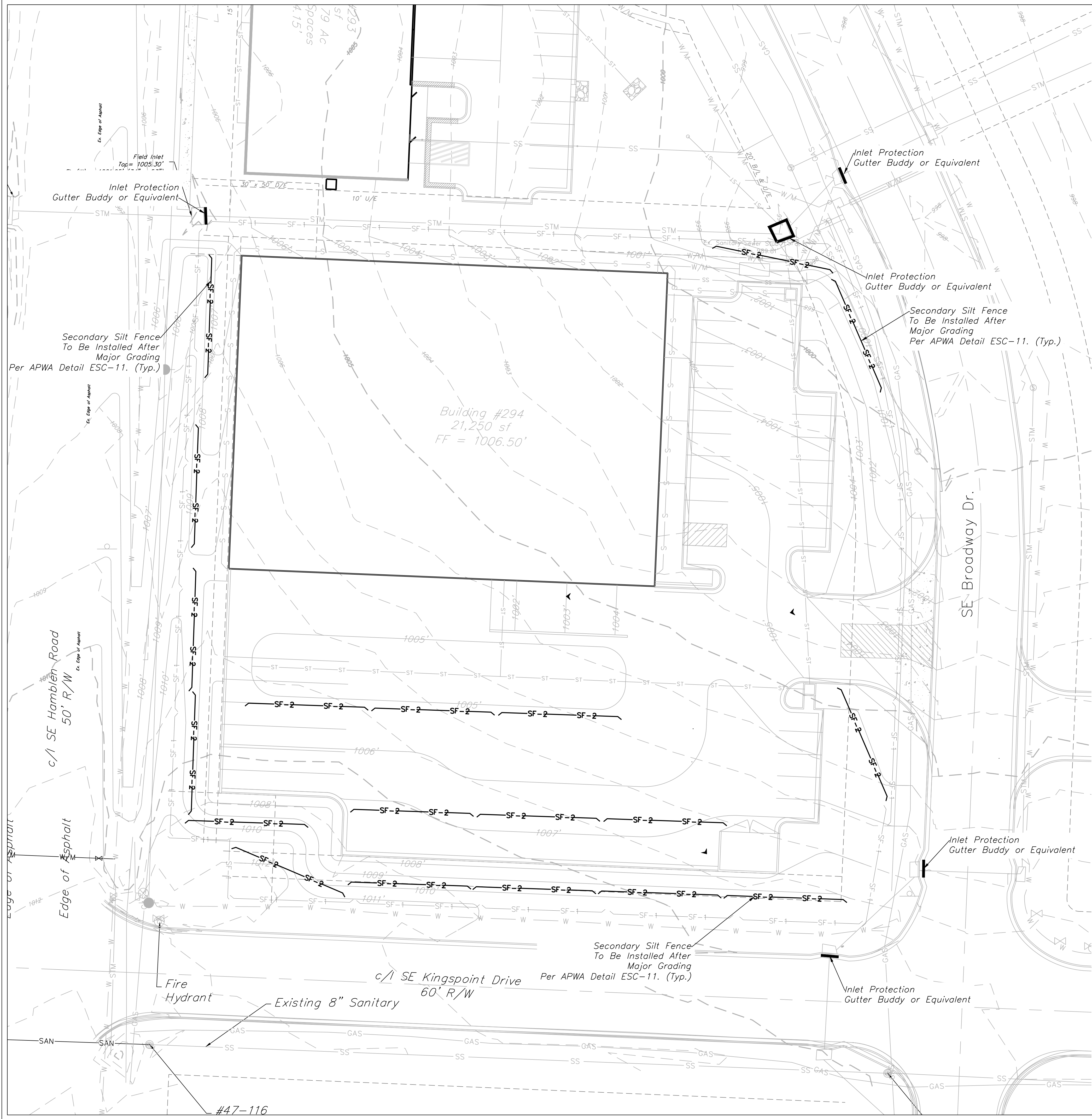
Project:
Newberry Landings, LSMO
Issue Date:
January 4, 2024

Project:
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

ESC PHASE 1 PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

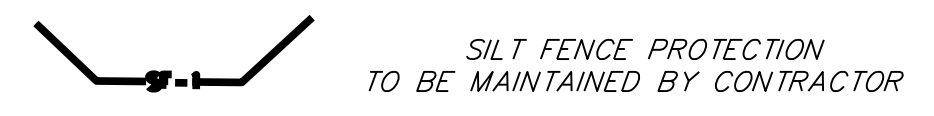
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

NO.	REVISIONS

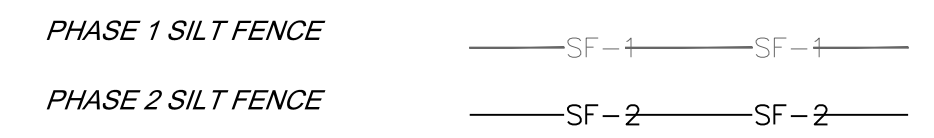


INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 20'



LEGEND



MAINTENANCE:

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DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 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

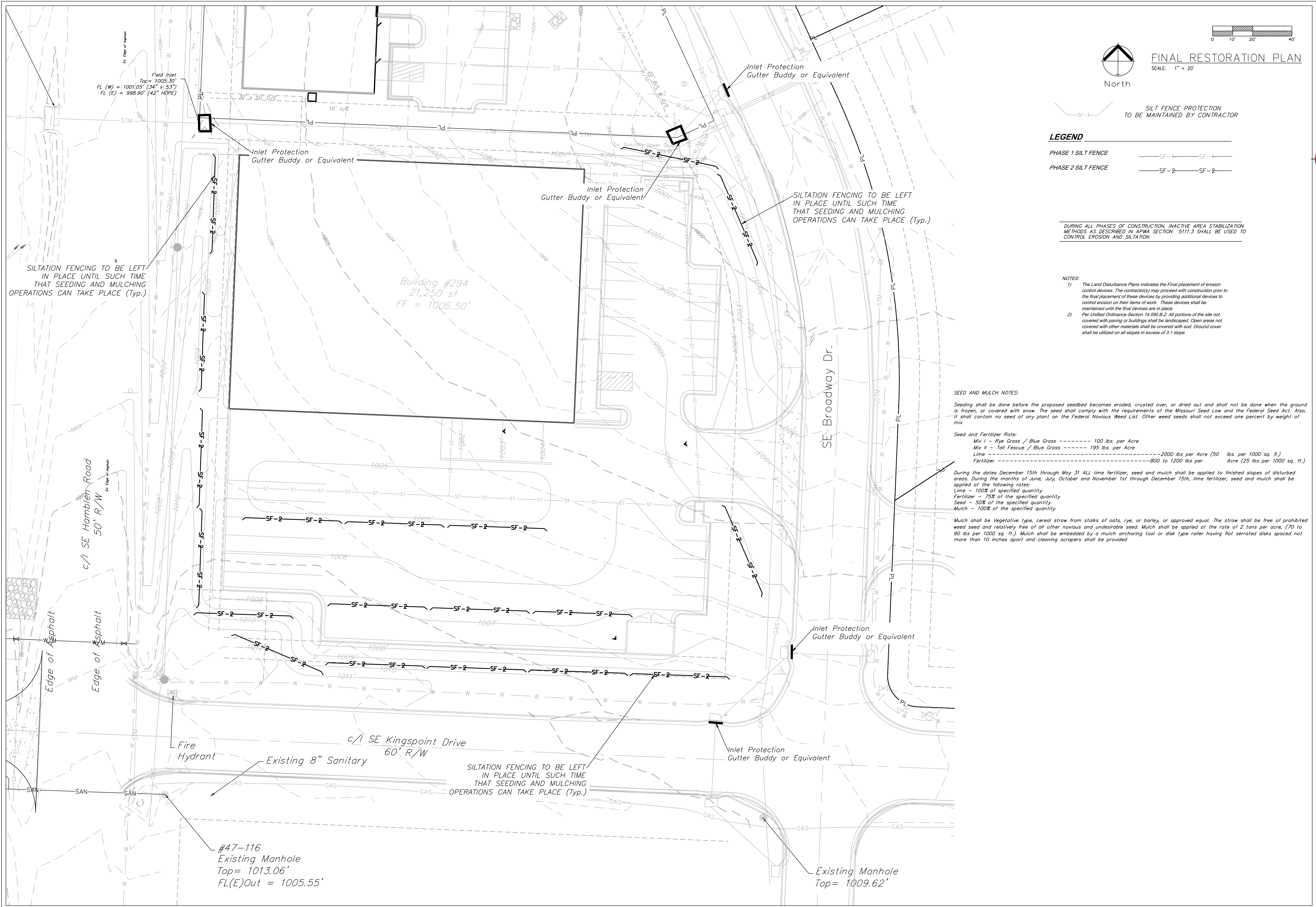
Professional Registration
 Missouri
 Engineering 2006019708-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

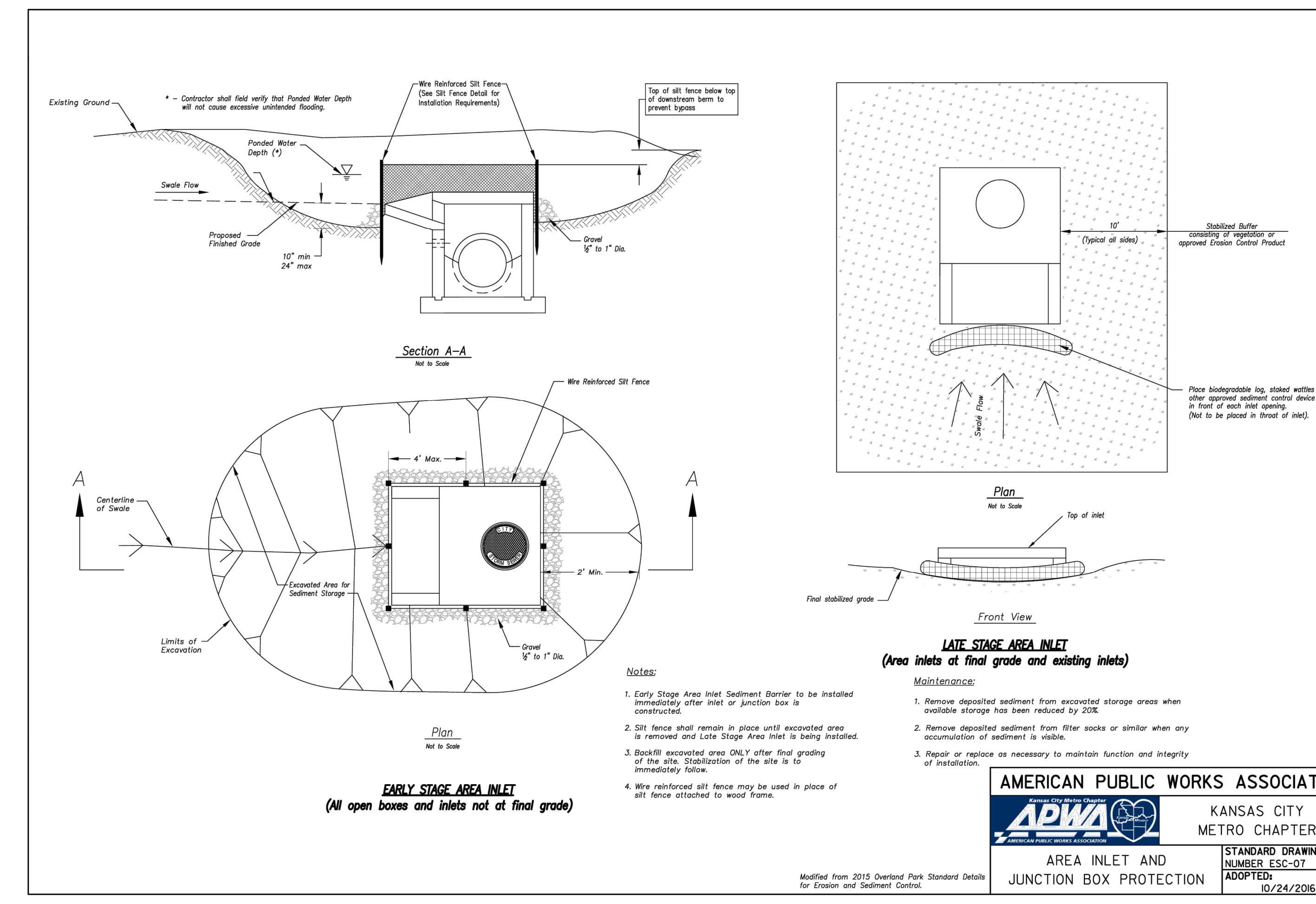
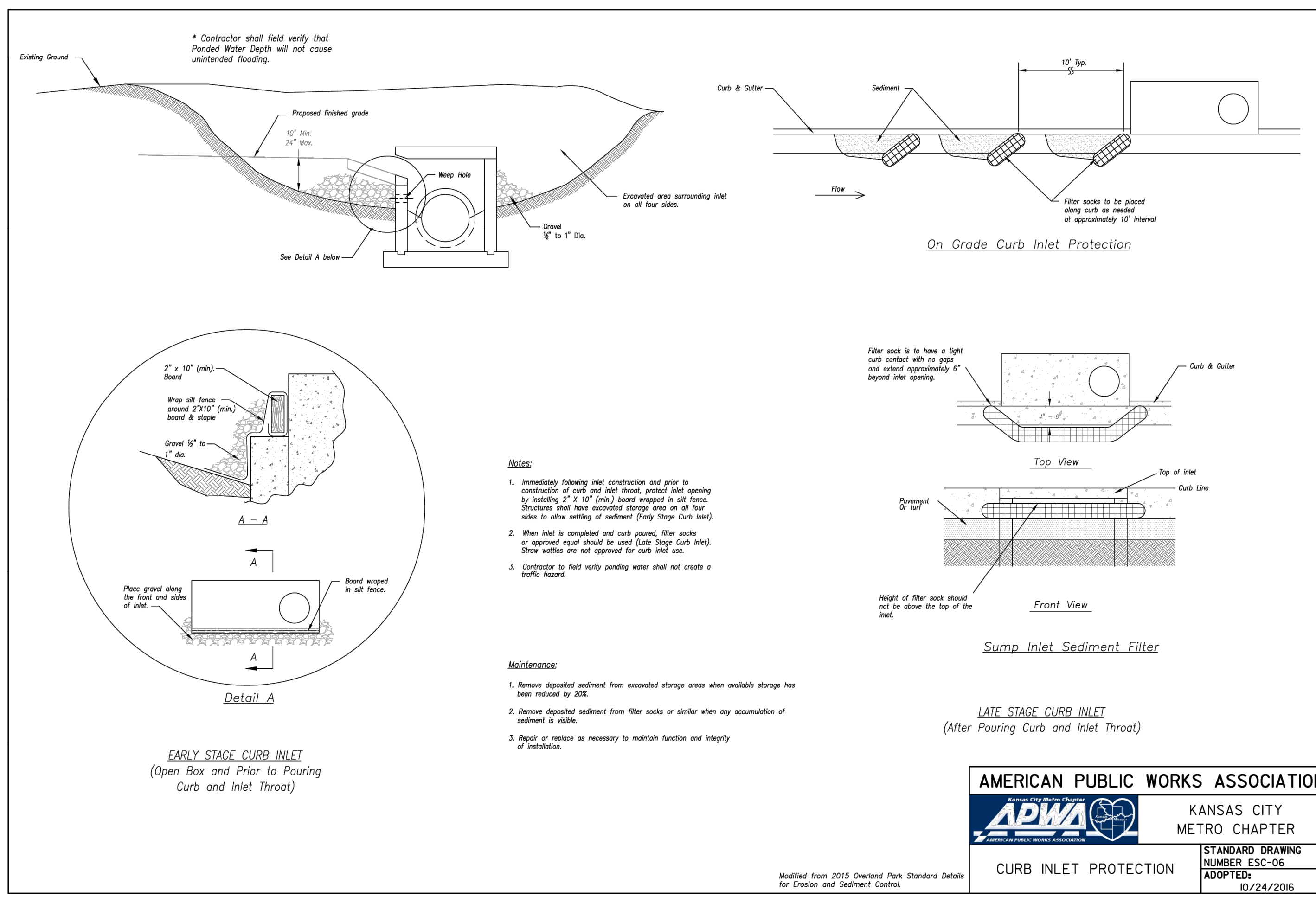
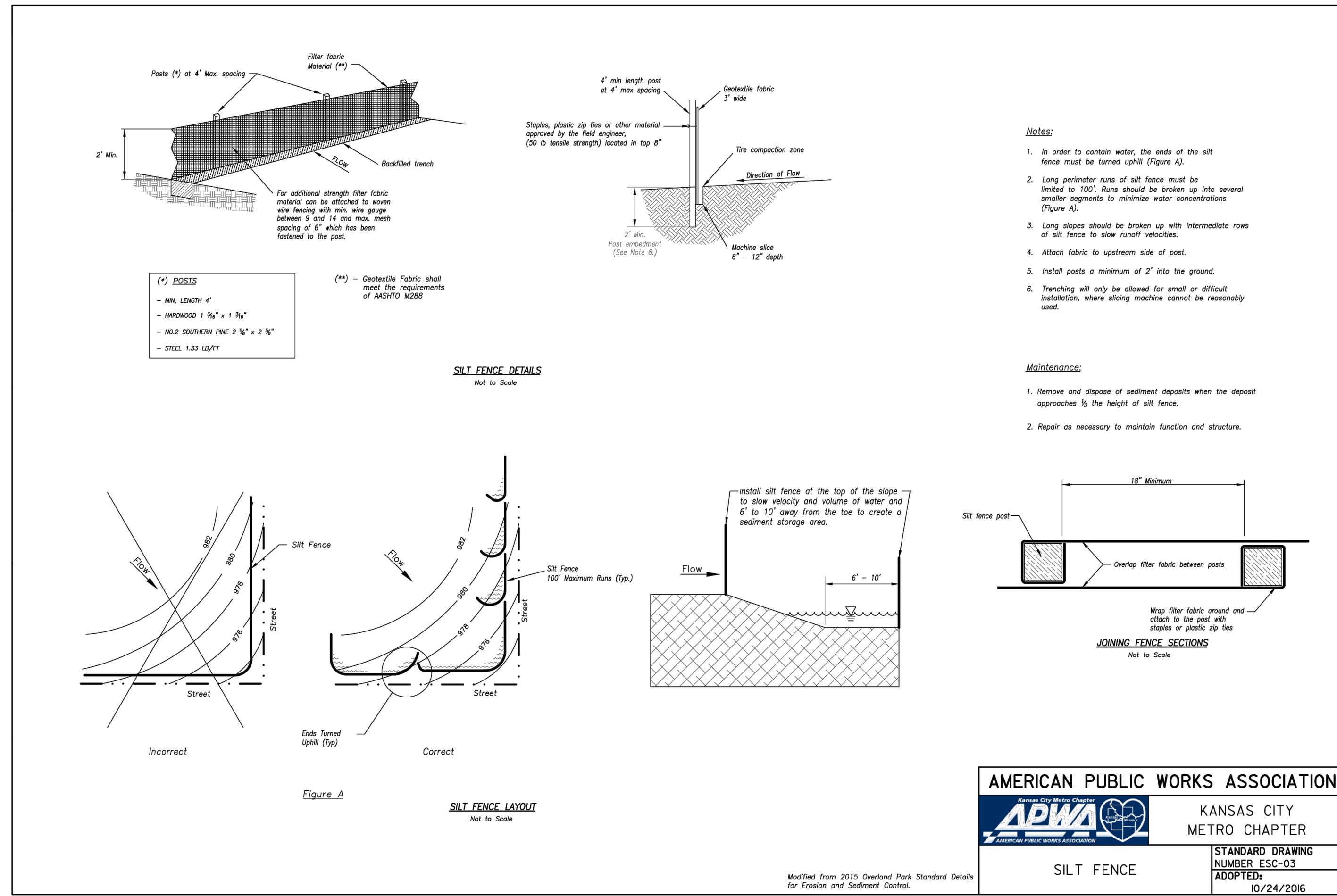
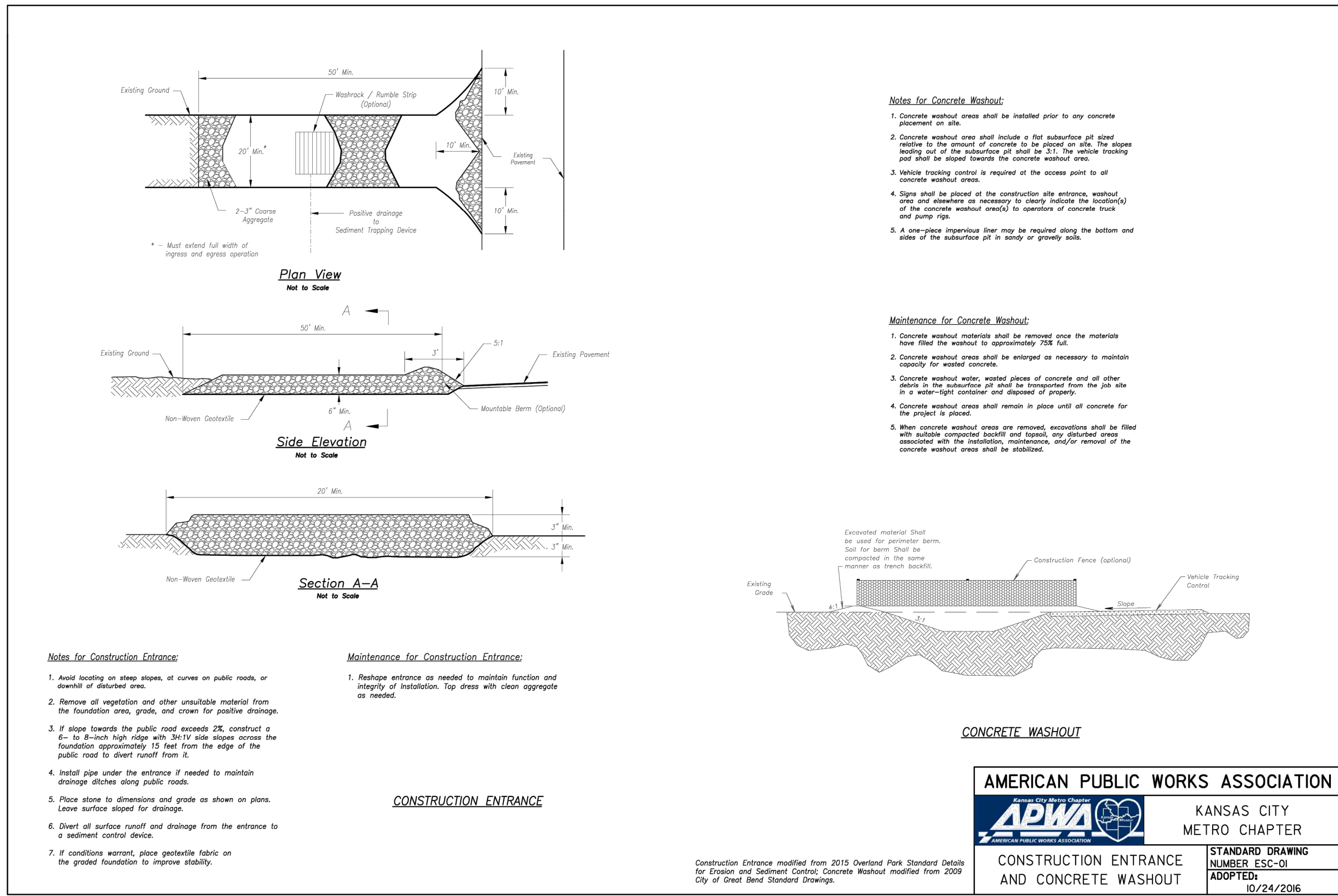
Project:
 NEWBERRY LANDINGS, LSNMO
 Issue Date:
 January 4, 2024

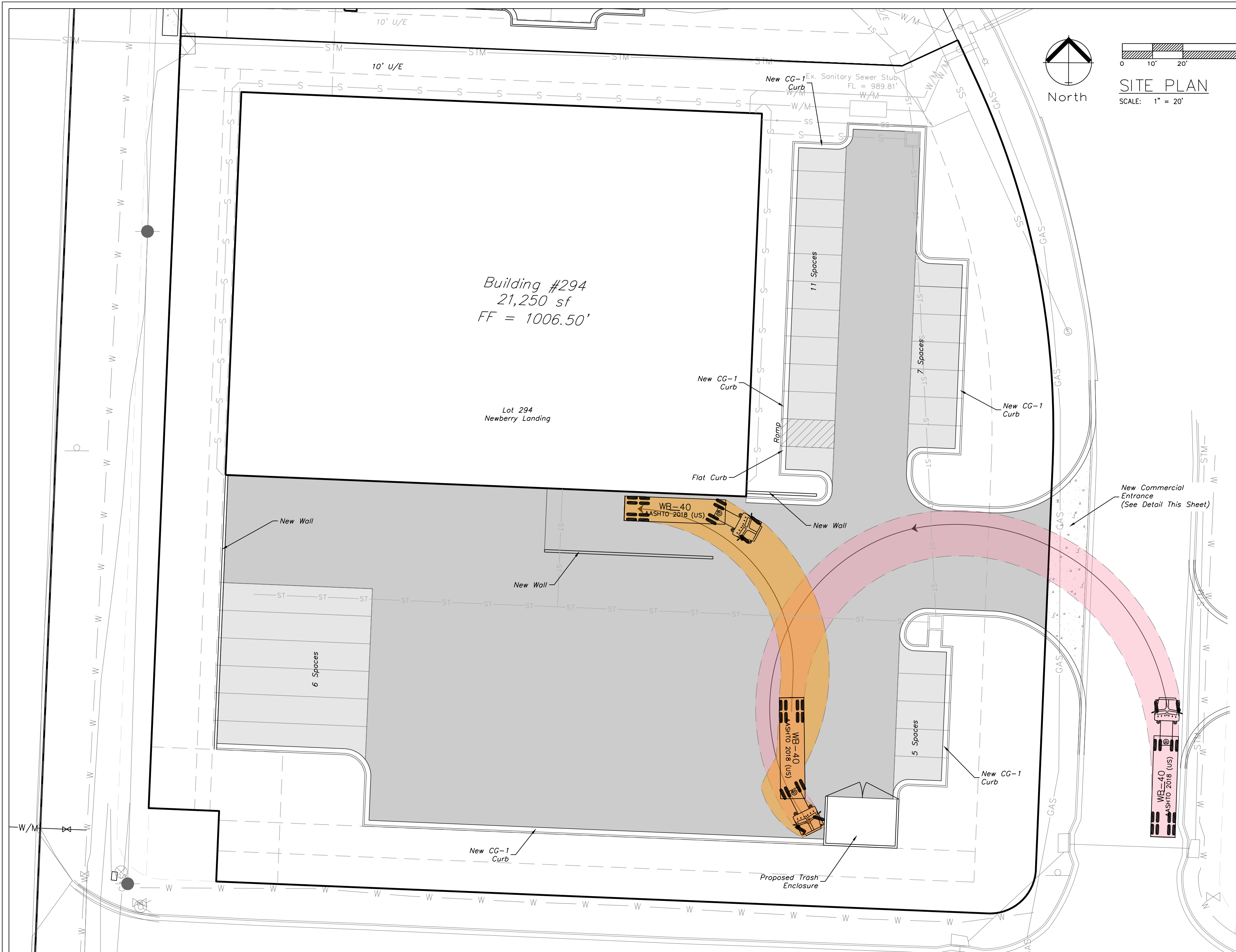
ESC PHASE 2 PLAN
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

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

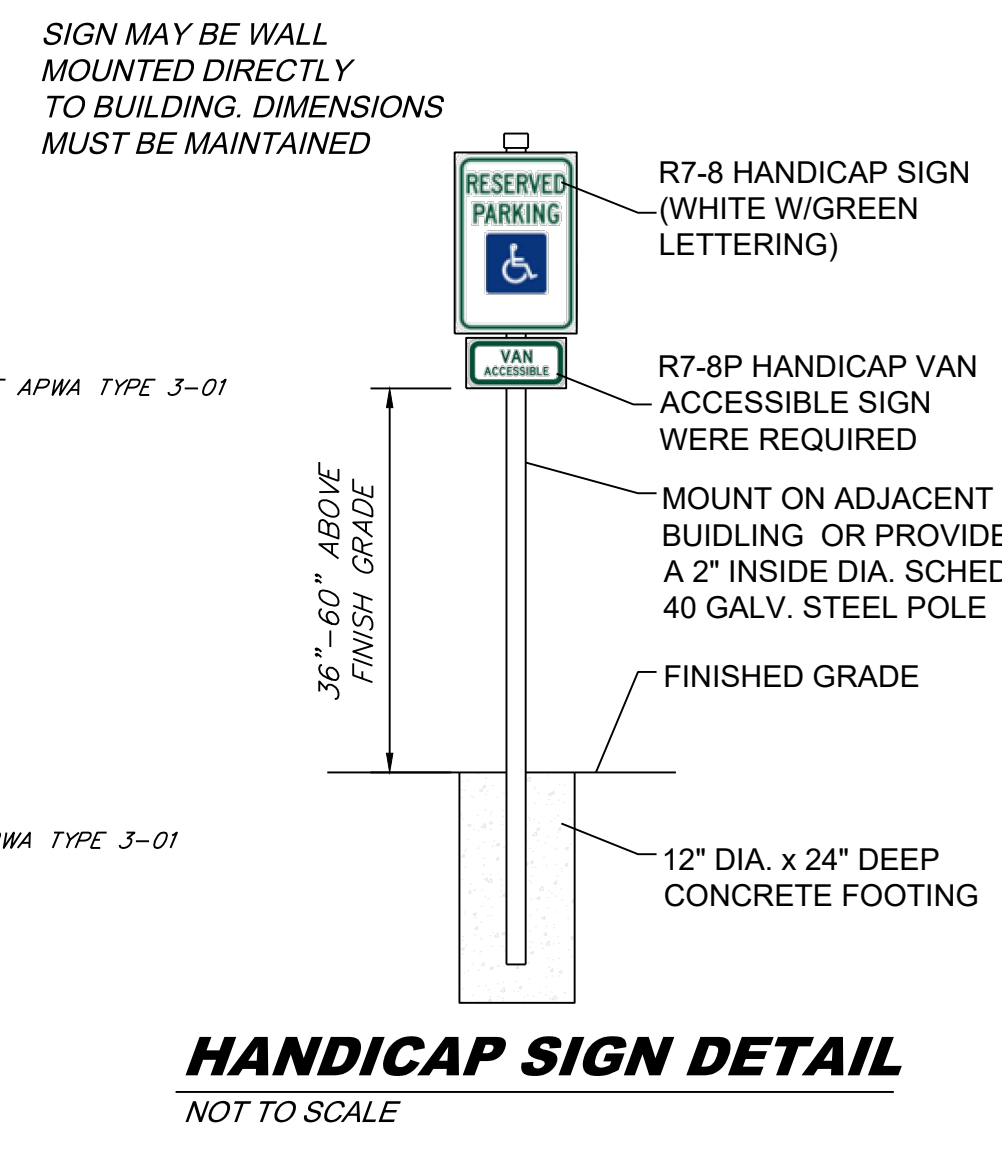
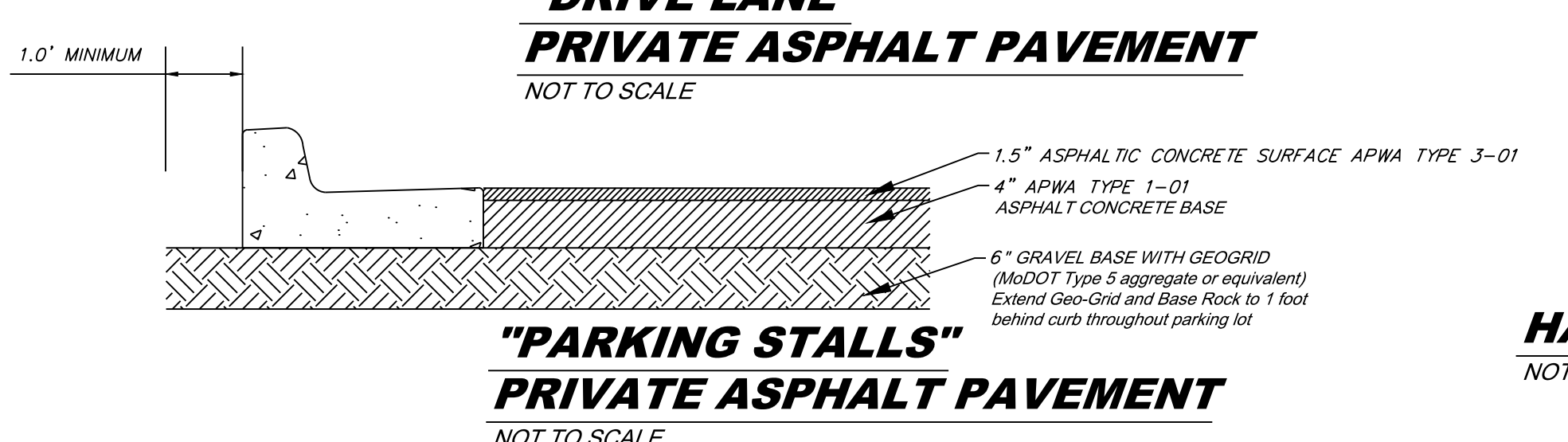
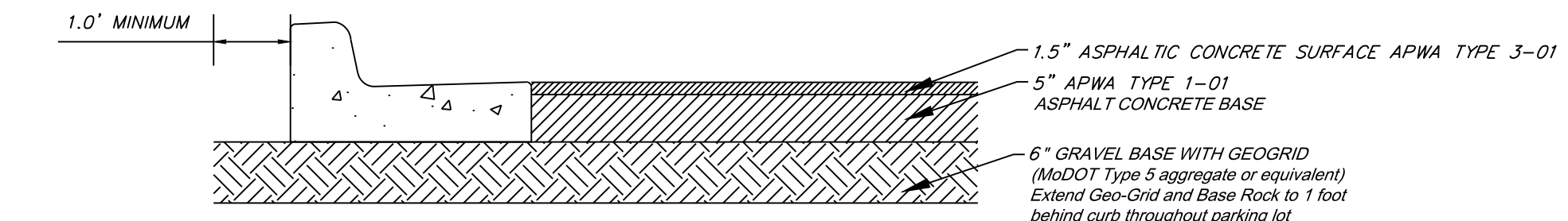
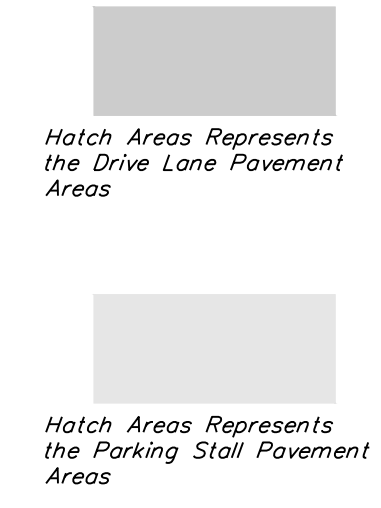
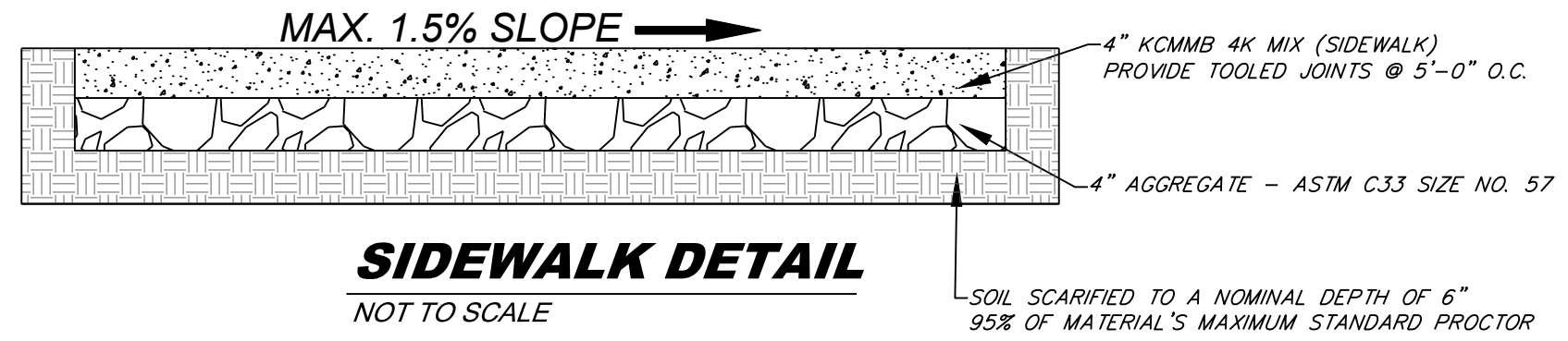
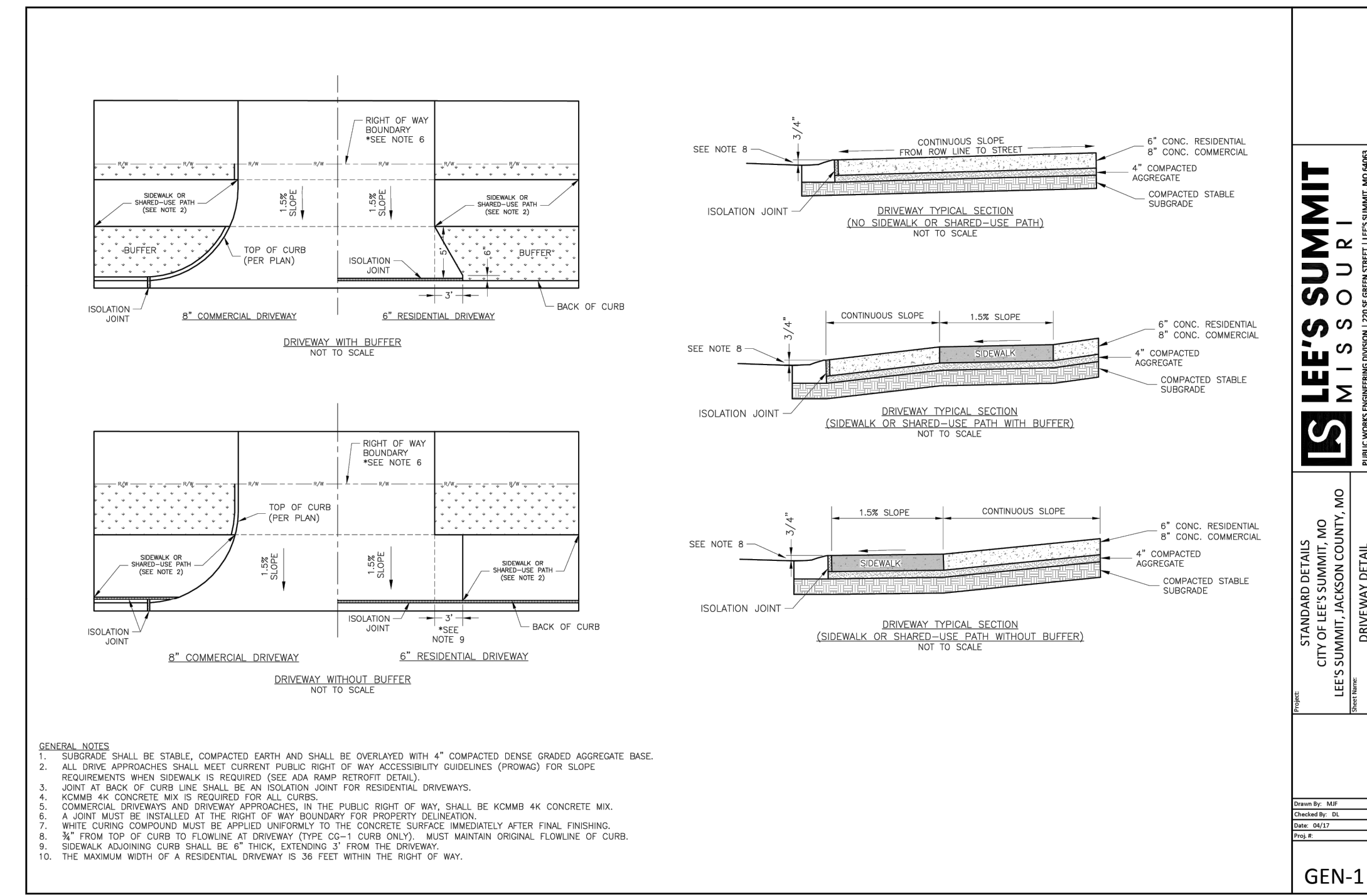
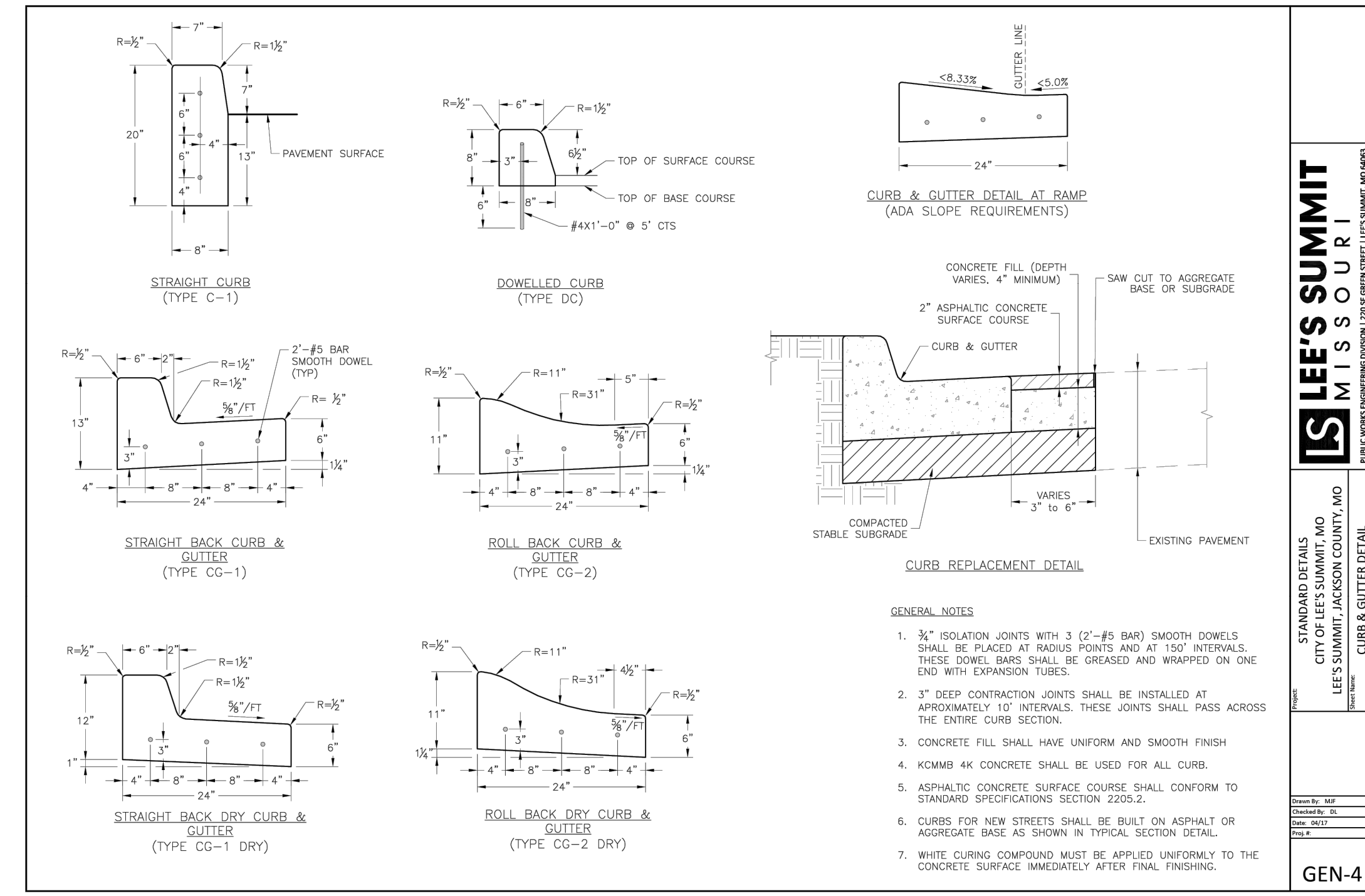
REVISIONS







SITE PLAN
SCALE: 1" = 20'



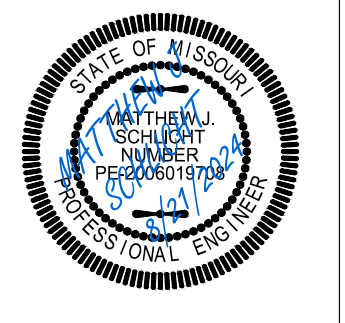
ENGINEERING SOLUTIONS
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50 SE 30TH STREET
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P: (816) 623-9888 F: (816) 623-9849

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

Project: NEWBERRY LANDINGS, LSNMO
Issue Date: January 4, 2024

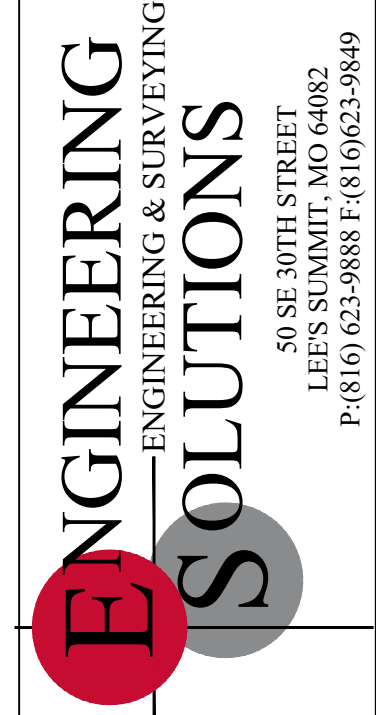
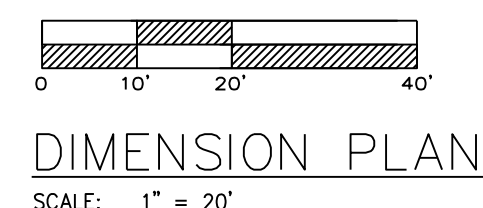
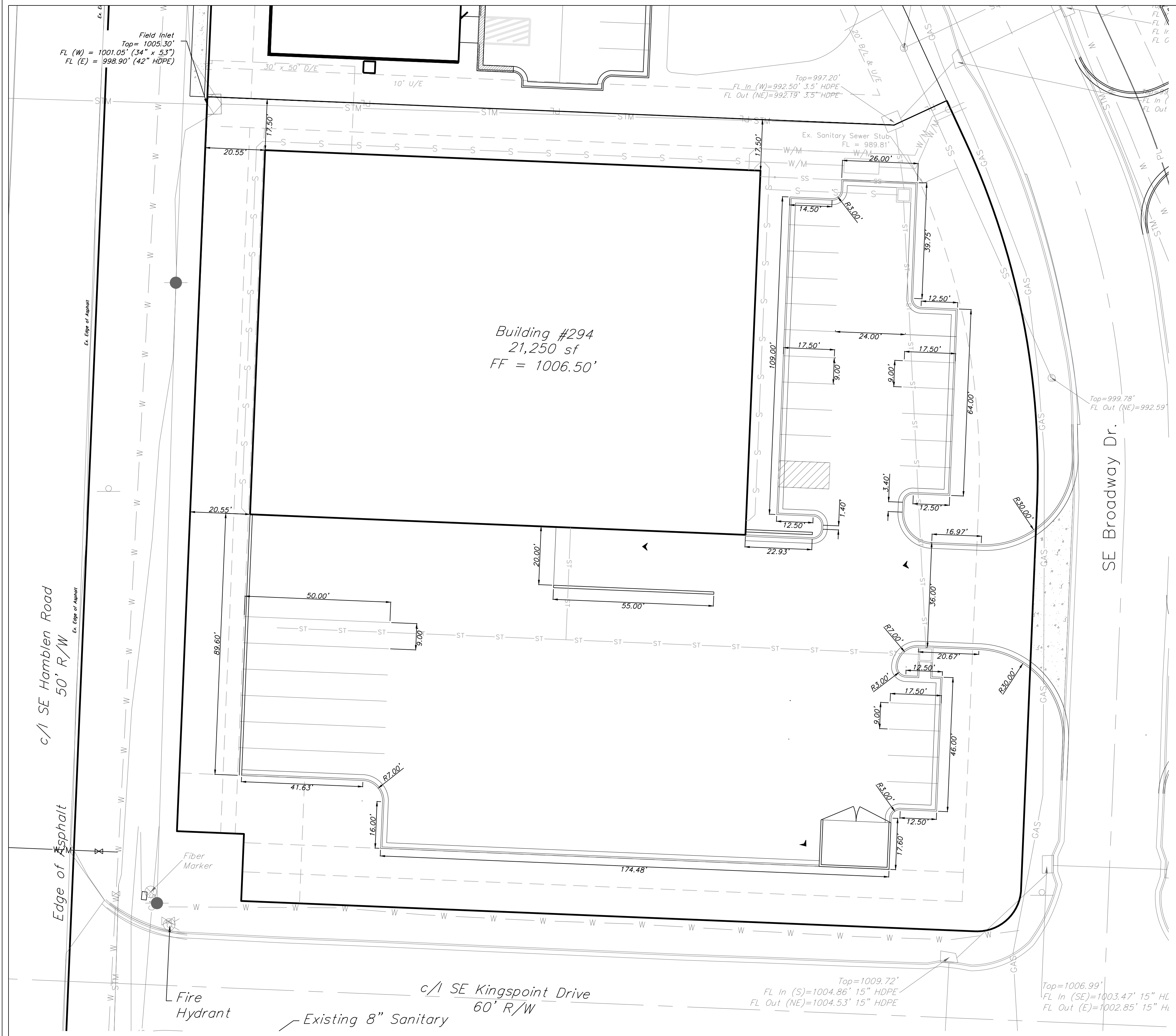
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Project: NEWBERRY LANDINGS, LSNMO
Issue Date: January 4, 2024



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KS PE 19071
OK PE 25226

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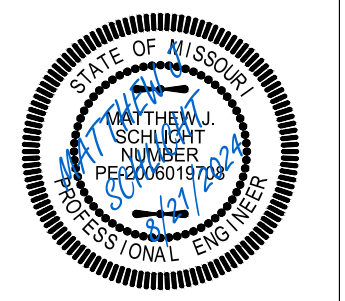


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Surveying 200500319-D
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Surveying LS-218
Oklahoma
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Engineering CA2821

Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

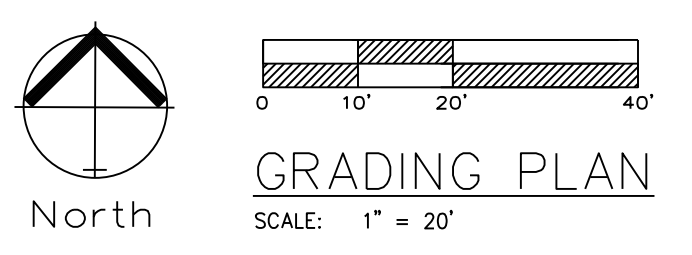
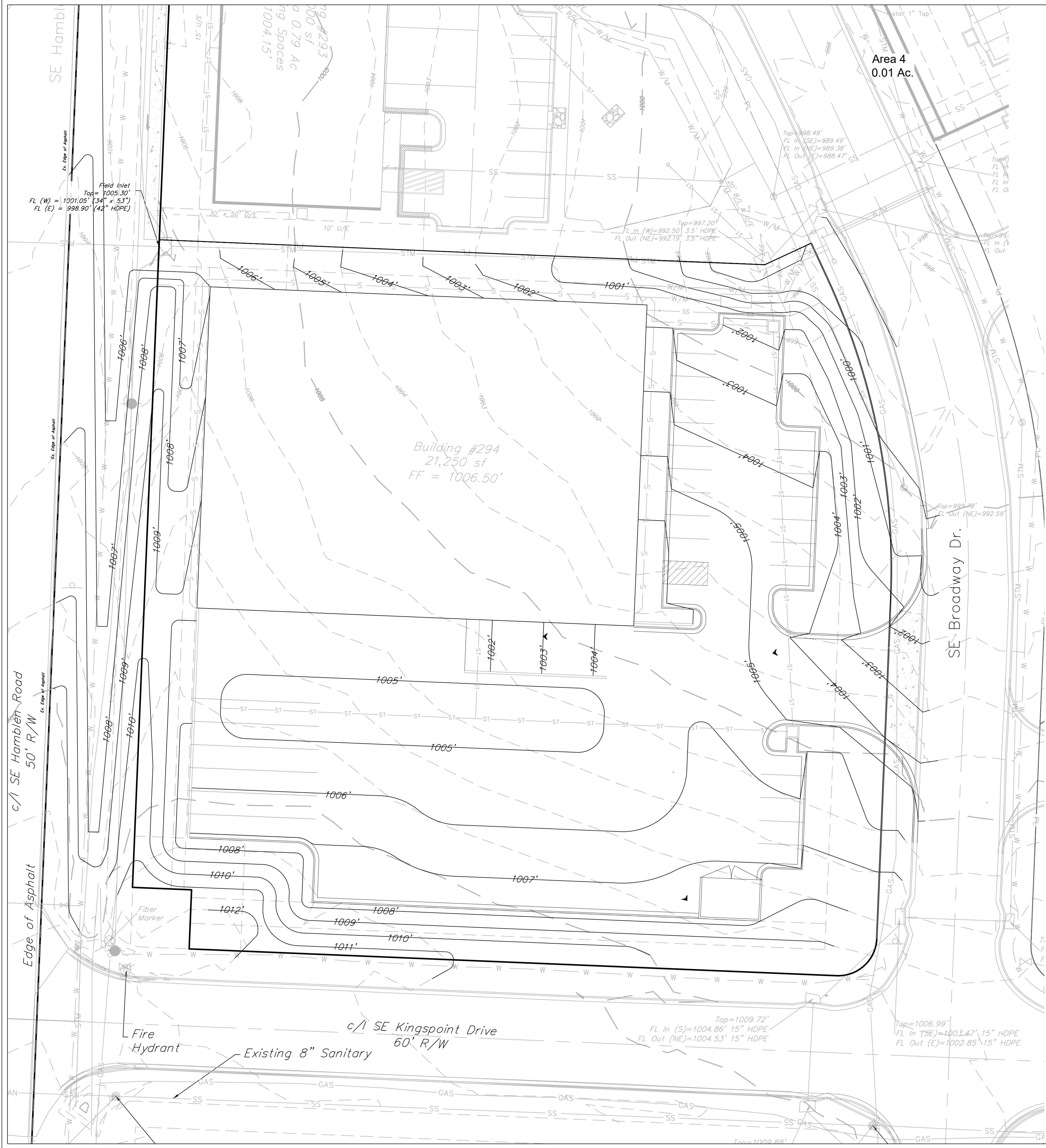
Project:
NEWBERRY
LANDING, LSMO
Issue Date:
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DIMENSION PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



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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
 8. Contractor responsible to provide Engineering Solutions an Asbuilt topographic survey of the site to verify grades.



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

Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

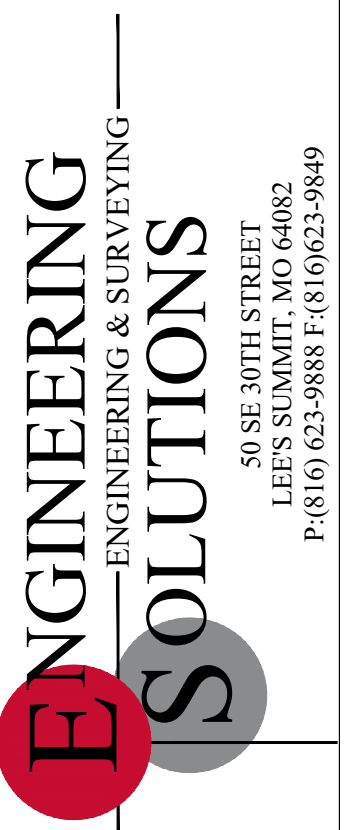
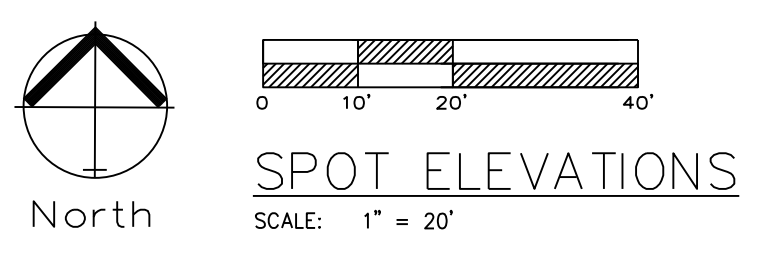
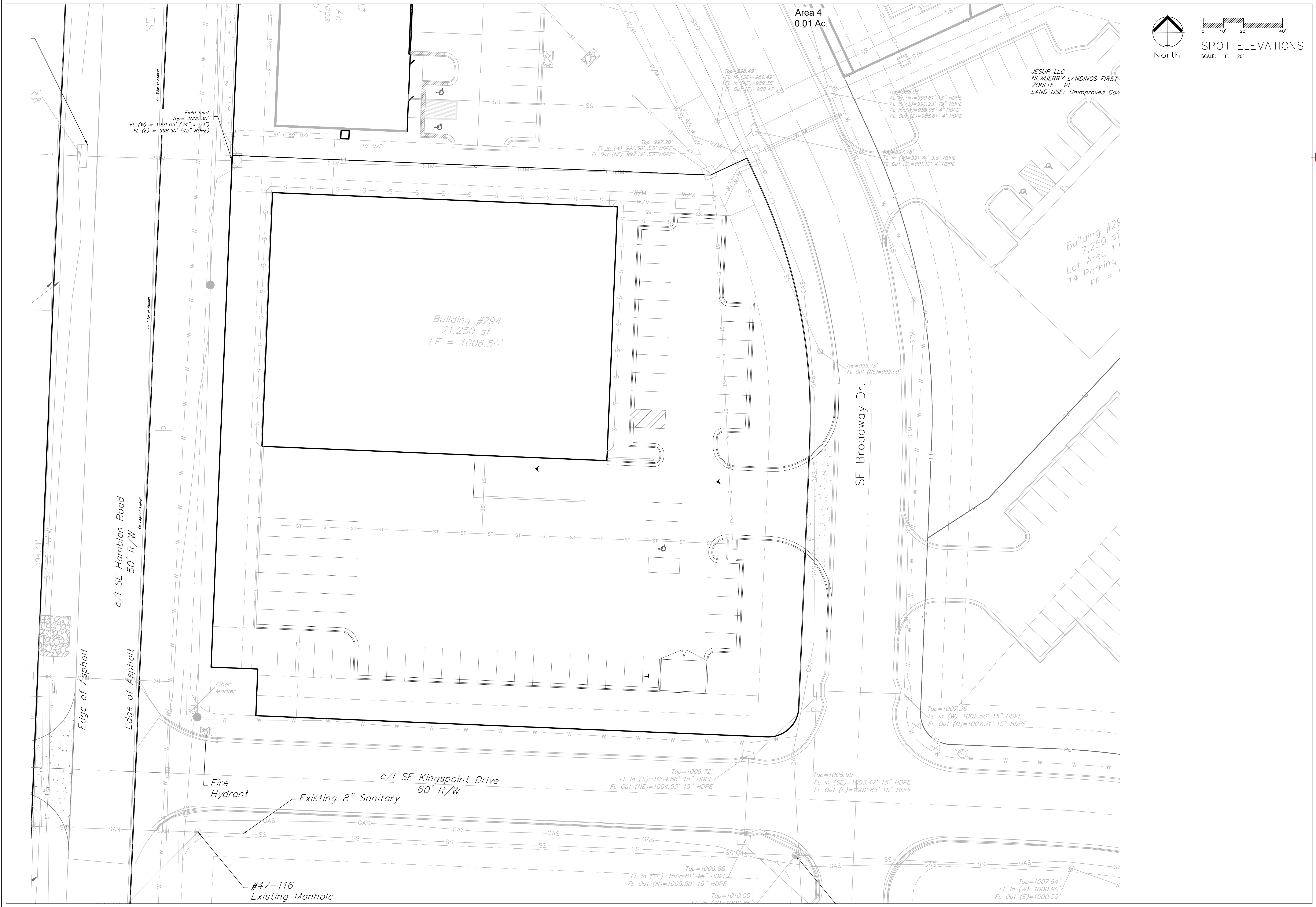
Project:
 NEWBERRY
 LANDINGS, LSMO
 Issue Date:
 January 4, 2024

GRADING PLAN
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

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No.	Description



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Project: NEWBERRY LANDINGS, LSMO
Issue Date: January 4, 2024

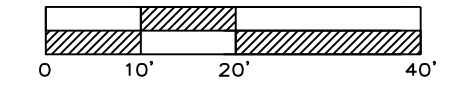
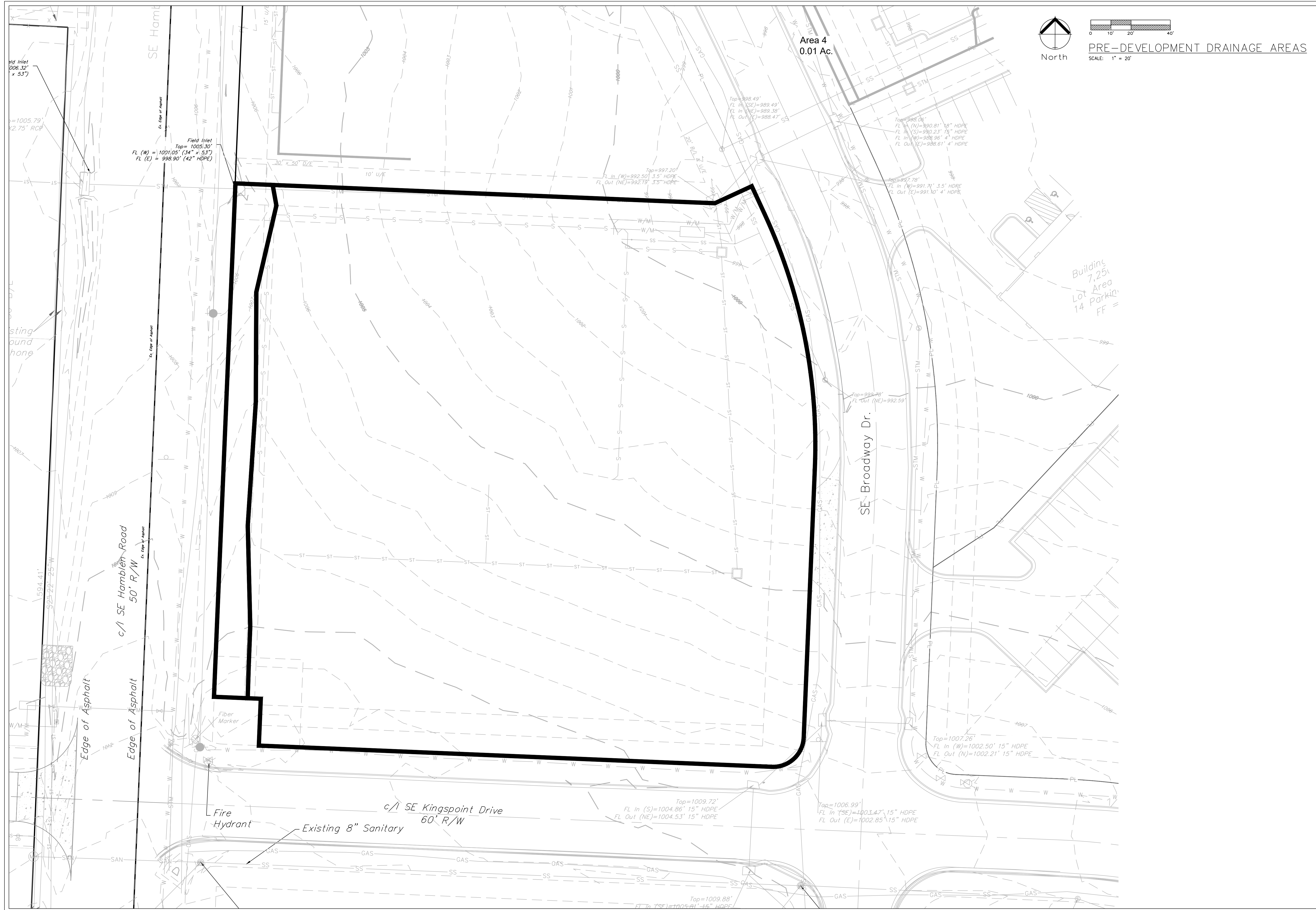
Project: Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

SPOT ELEVATIONS
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

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No.	Description



PRE-DEVELOPMENT DRAINAGE AREAS
SCALE: 1" = 20'



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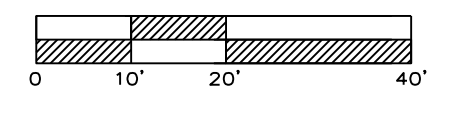
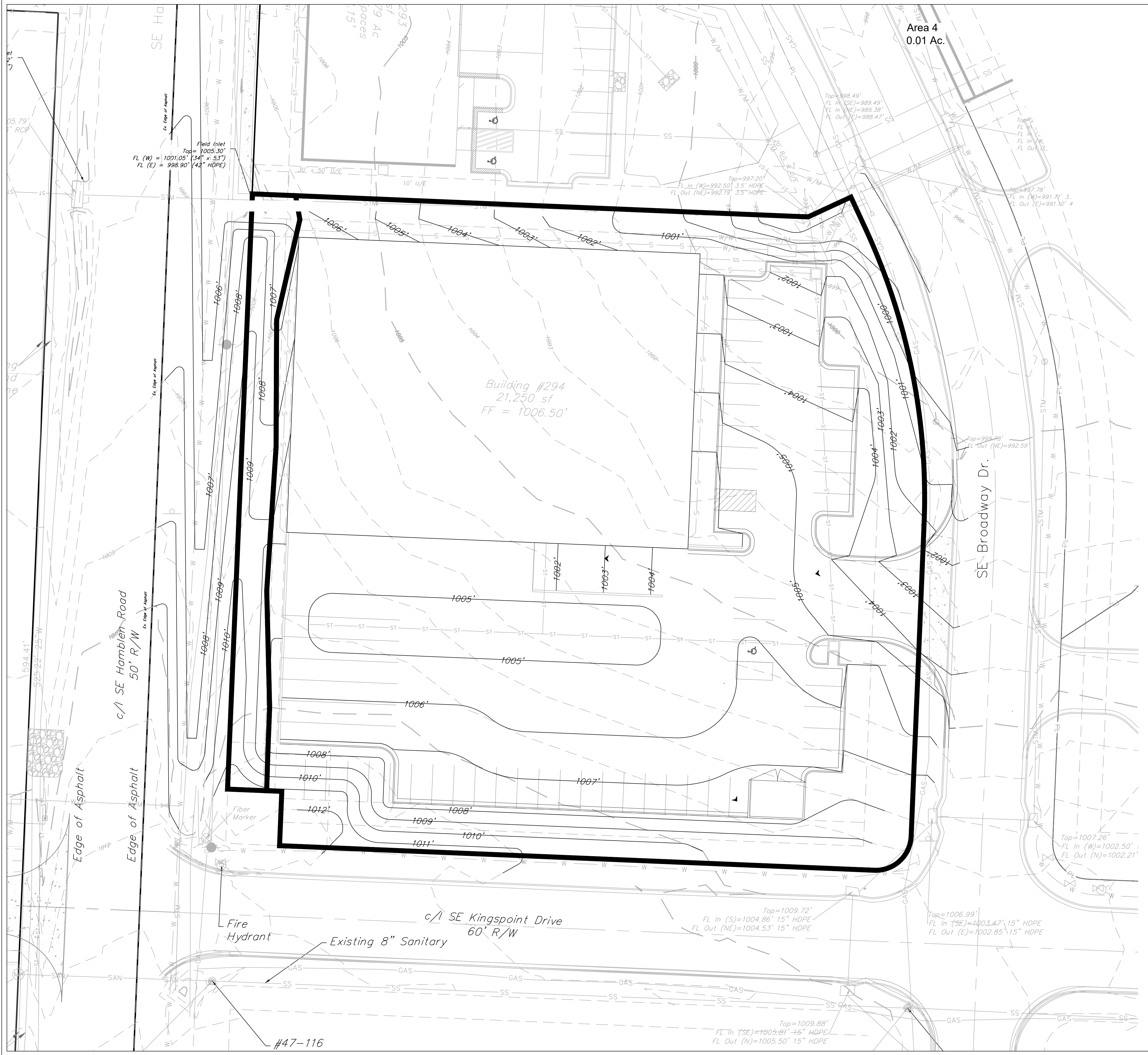
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
LANDING, LSMO
Issue Date:
January 4, 2024

PRE-DEVELOPMENT DRAINAGE AREAS
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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NO.	REVISIONS



POST-DEVELOPMENT DRAINAGE AREAS
SCALE: 1" = 20'



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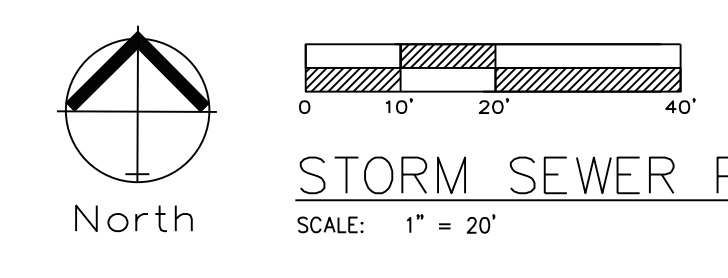
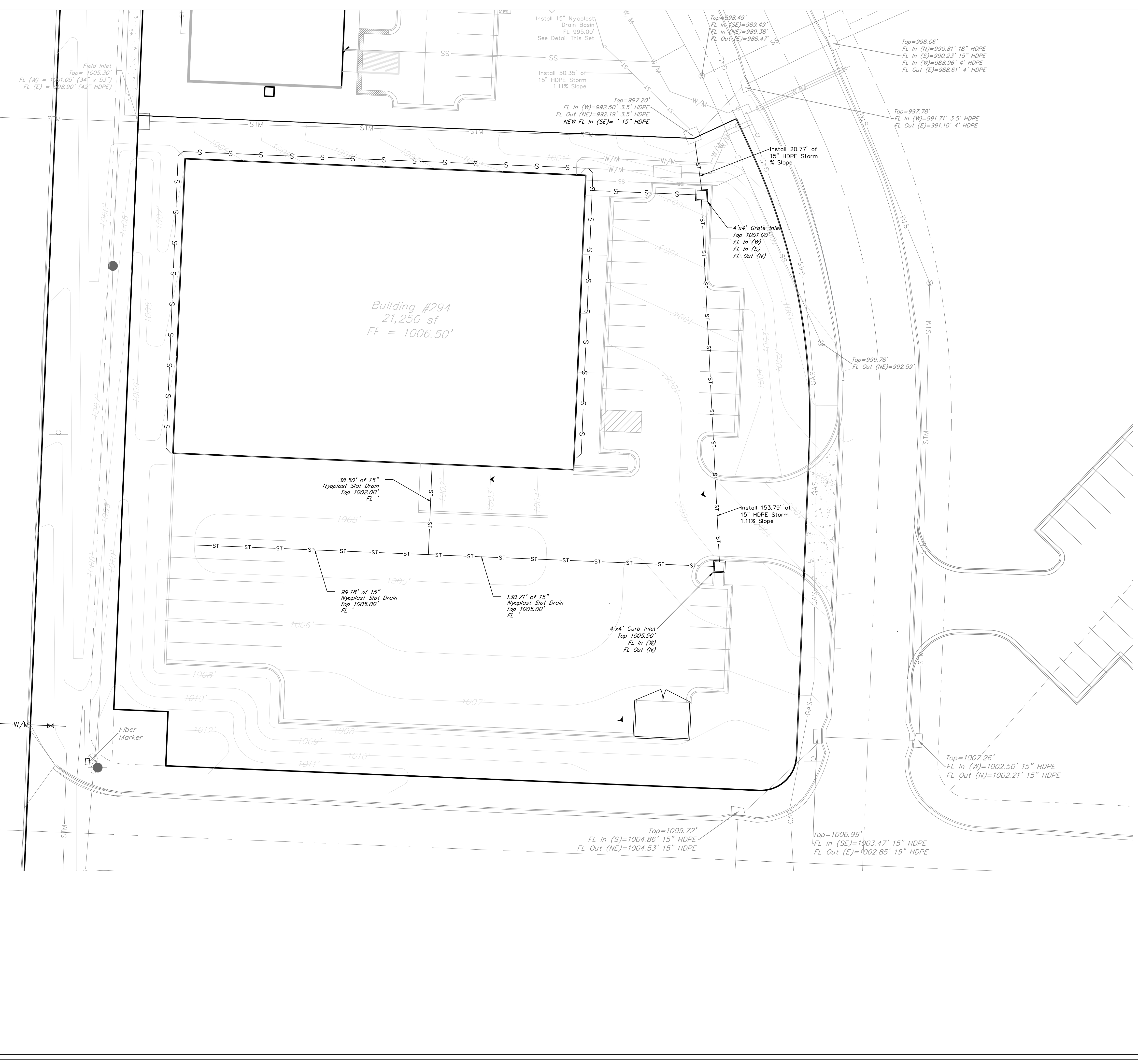
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
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Issue Date:
January 4, 2024

POST-DEVELOPMENT DRAINAGE AREAS
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

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REVISIONS

NO.	DATE	DESCRIPTION



STORM SEWER PLAN
SCALE: 1" = 20"

Building #294
21,250 sf
FF = 1006.50'

Field Inlet
Top = 1005.30'
FL (W) = 1001.05' (34" x 53")
FL (E) = 998.90' (42" HDPE)

Install 15" Nyloplast
Drain Basin
FL 995.00'
See Detail This Set

Install 50.35' of
15" HDPE Storm
1.11% Slope
Top = 997.20'
FL In (W) = 992.50' 3.5' HDPE
FL Out (NE) = 992.19' 3.5' HDPE
NEW FL In (SE) = 15" HDPE

4'x4' Grate Inlet
Top 1001.00'
FL In (W)
FL In (S)
FL Out (N)

Install 153.79' of
15" HDPE Storm
1.11% Slope

38.50' of 15"
Nyloplast Slot Drain
Top 1002.00'
FL

99.18' of 15"
Nyloplast Slot Drain
Top 1005.00'
FL

130.71' of 15"
Nyloplast Slot Drain
Top 1005.00'
FL

4'x4' Curb Inlet
Top 1005.50'
FL In (W)
FL Out (N)

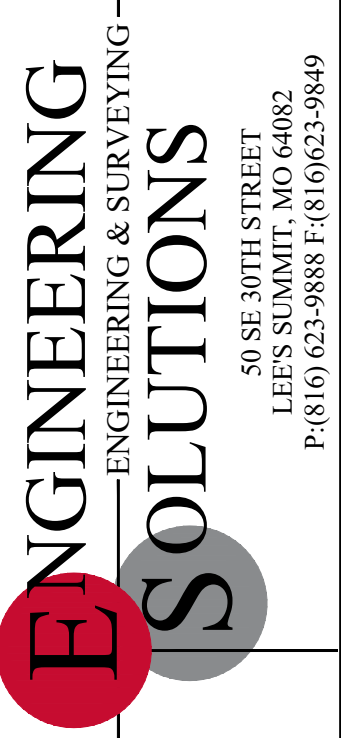
Top = 1007.26'
FL In (W) = 1002.50' 15" HDPE
FL Out (N) = 1002.21' 15" HDPE

Top = 1009.72'
FL In (S) = 1004.86' 15" HDPE
FL Out (NE) = 1004.53' 15" HDPE

Top = 1006.99'
FL In (SE) = 1003.47' 15" HDPE
FL Out (E) = 1002.85' 15" HDPE

Top = 998.06'
FL In (N) = 990.81' 18" HDPE
FL In (S) = 990.23' 15" HDPE
FL In (W) = 988.96' 4" HDPE
FL Out (E) = 988.61' 4" HDPE

Top = 999.78'
FL Out (NE) = 992.59'

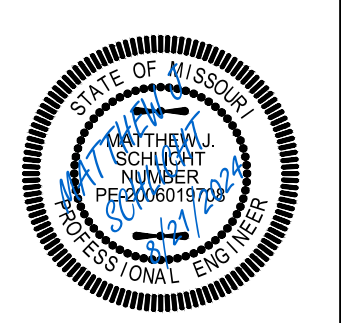


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Project:
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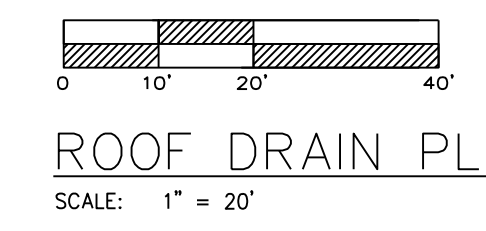
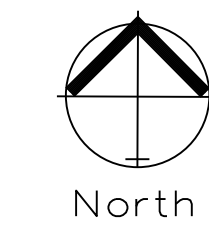
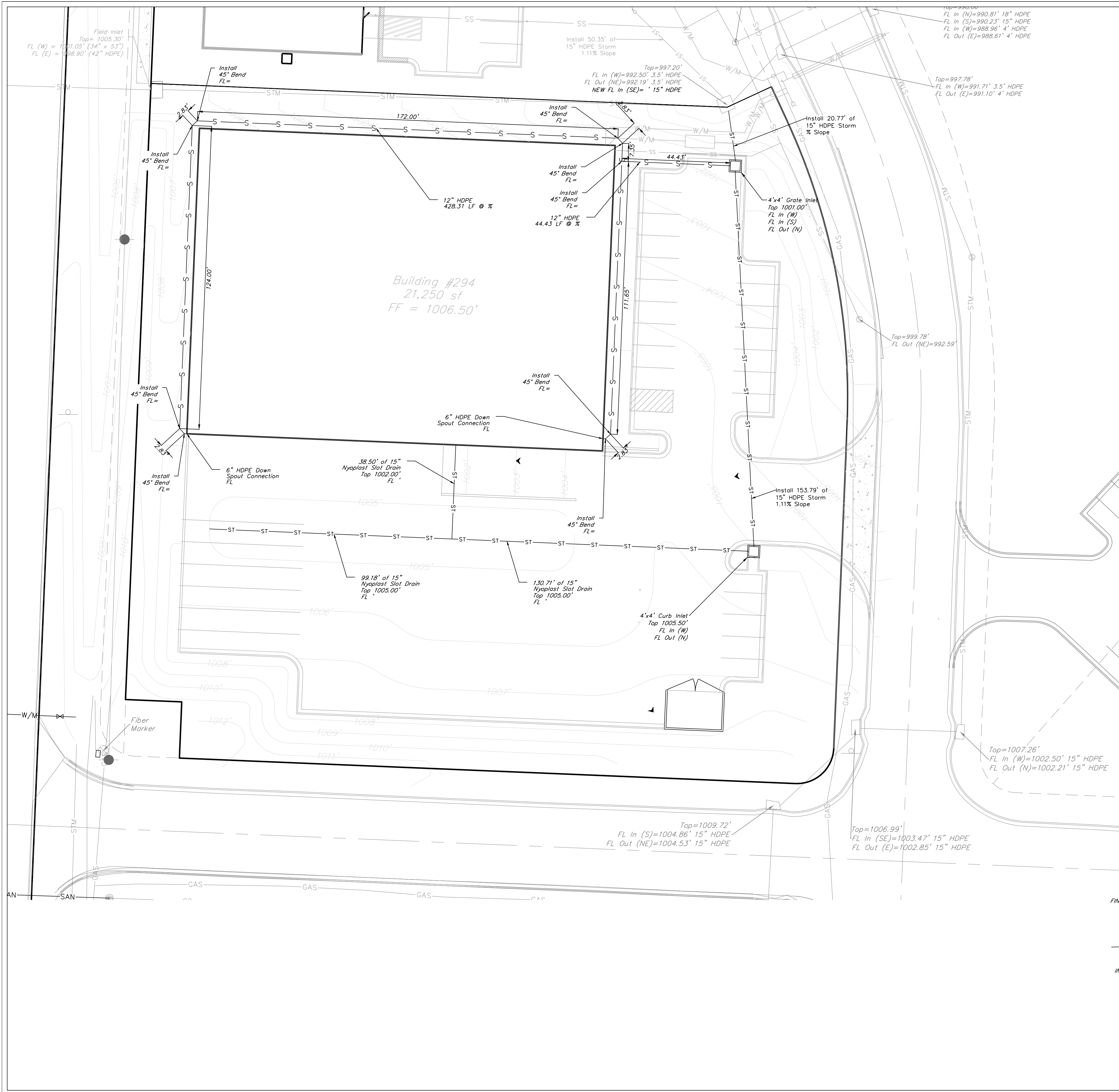
Project:
NEWBERRY LANDINGS FIRST PLAT
Lee's Summit, Jackson County, Missouri

ROOF DRAIN PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

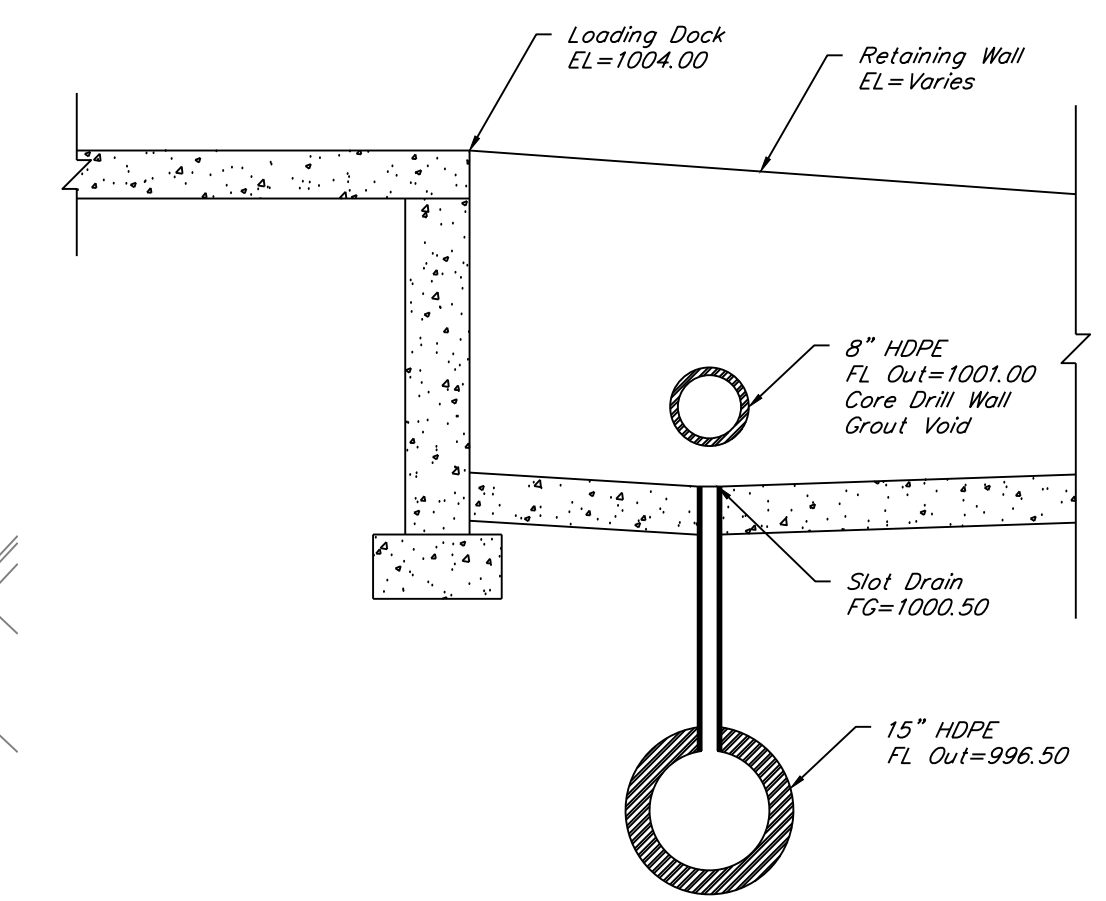


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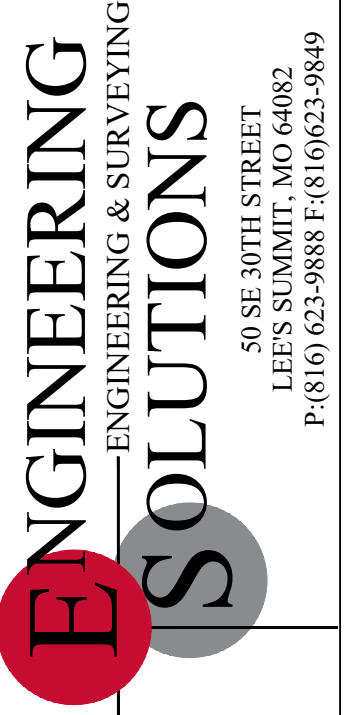
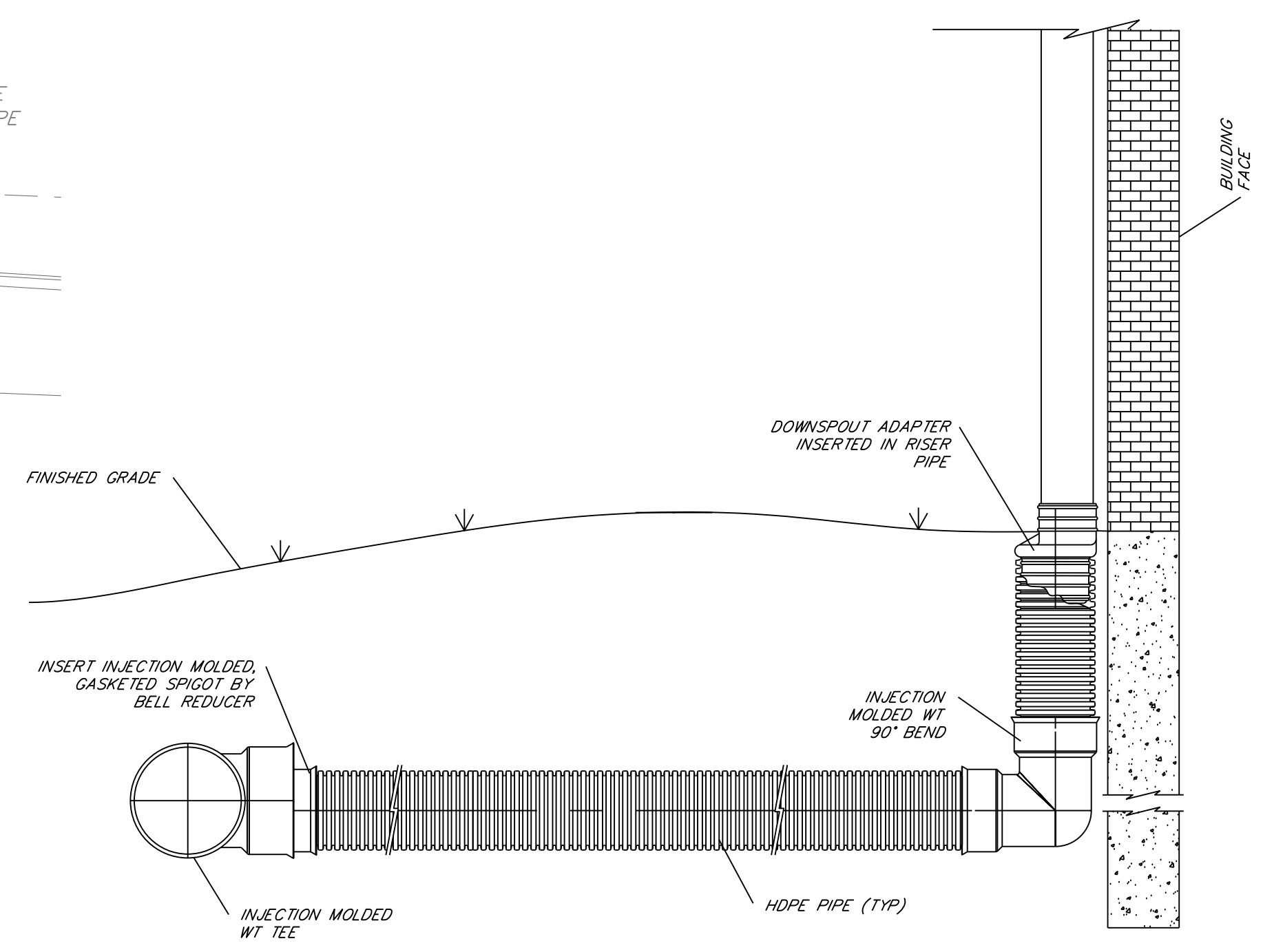
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ROOF DRAIN PLAN
SCALE: 1" = 20'



ROOF DRAIN DETAIL
SCALE: NTS

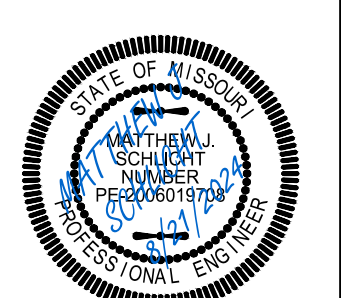


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Project:
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Issue Date:
January 4, 2024

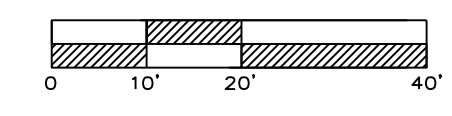
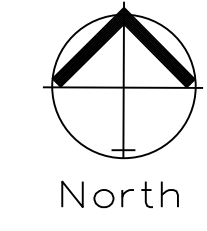
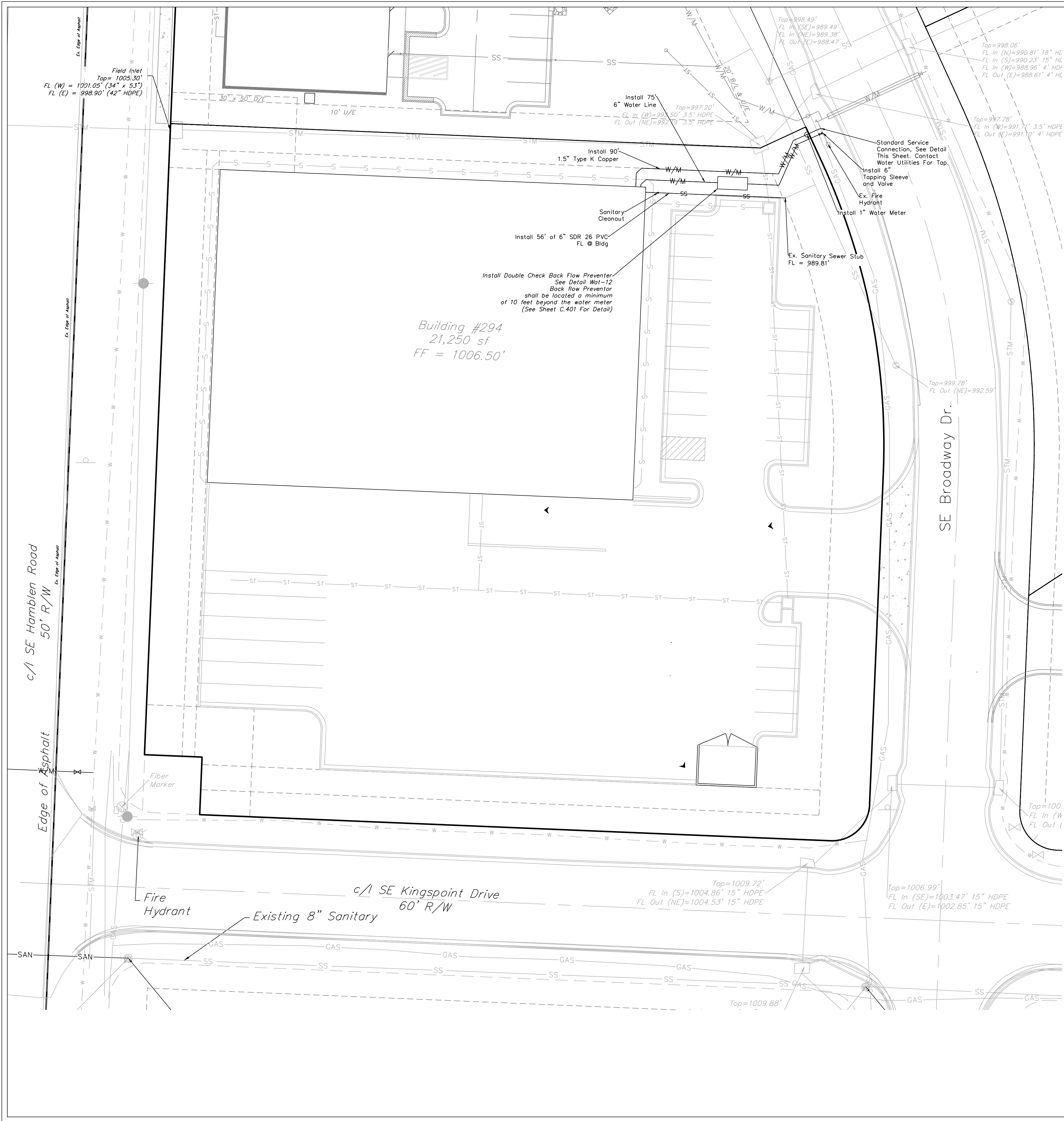
Project:
NEWBERRY LANDING, LSMO
Issue Date:
January 4, 2024

ROOF DRAIN PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

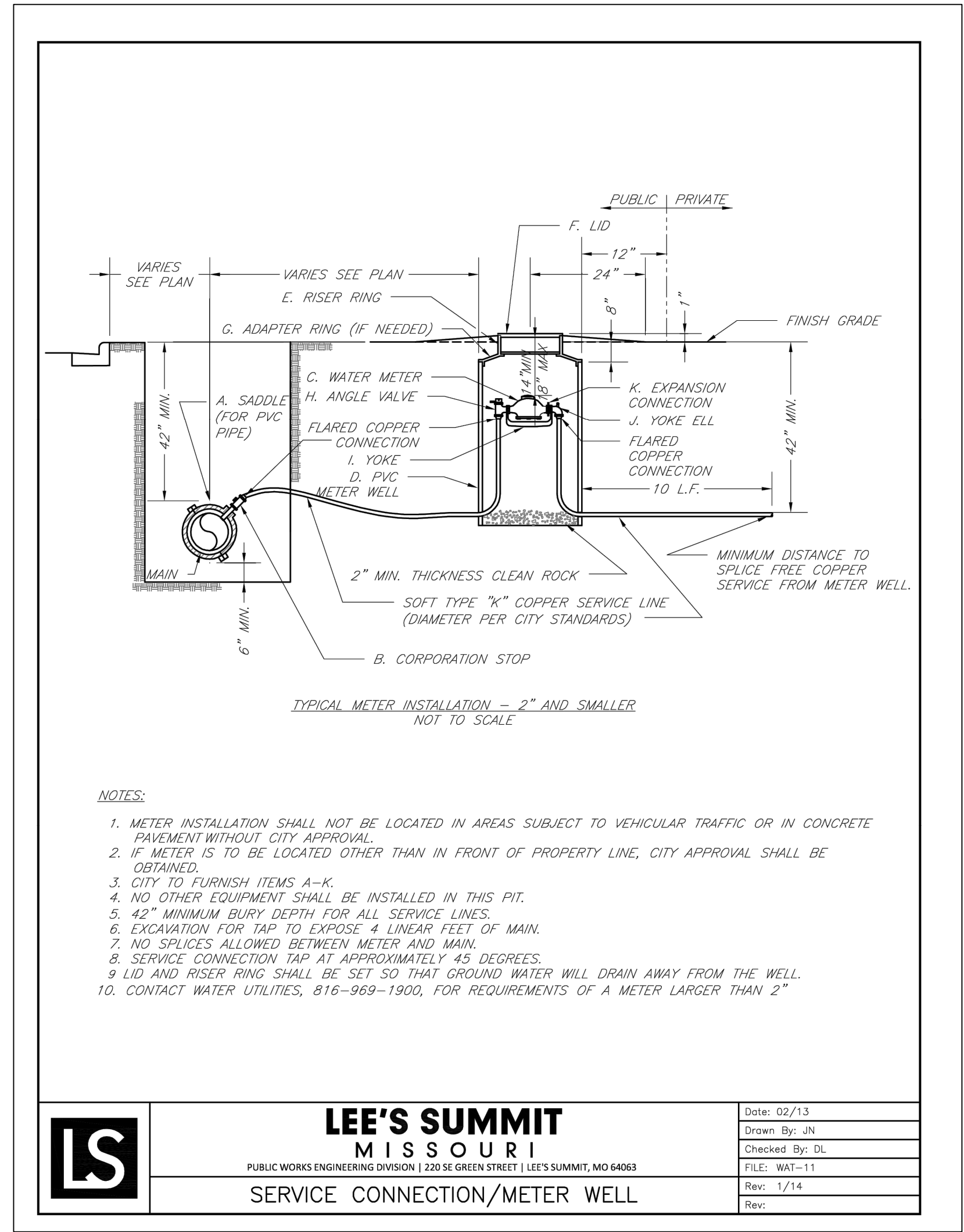


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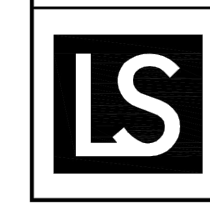
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SANITARY SEWER/WATER GENERAL LAYOUT
SCALE: 1" = 20'

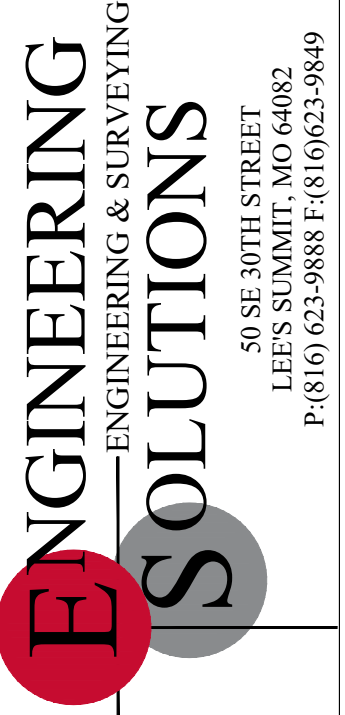


- NOTES:**
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 - EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083
SERVICE CONNECTION/METER WELL

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-11
Rev:	1/14
Rev:	

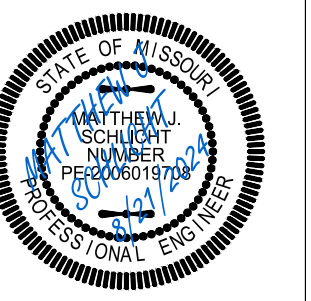


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Nebraska
Engineering CA2821

Project:
NEWBERRY LANDING, LSMO
Issue Date:
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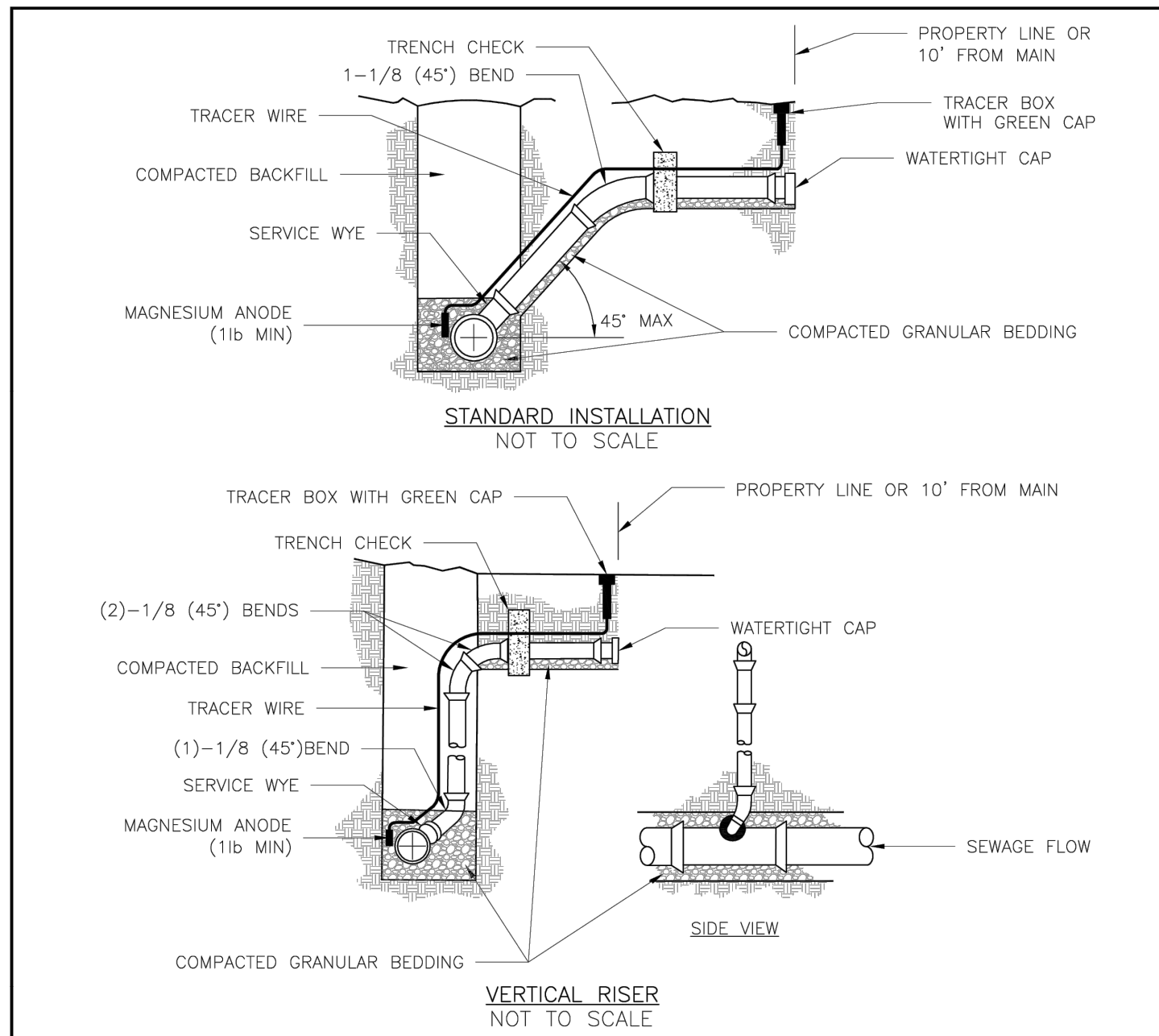
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

UTILITY PLAN GENERAL LAYOUT
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



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KS PE 19071
OK PE 25226

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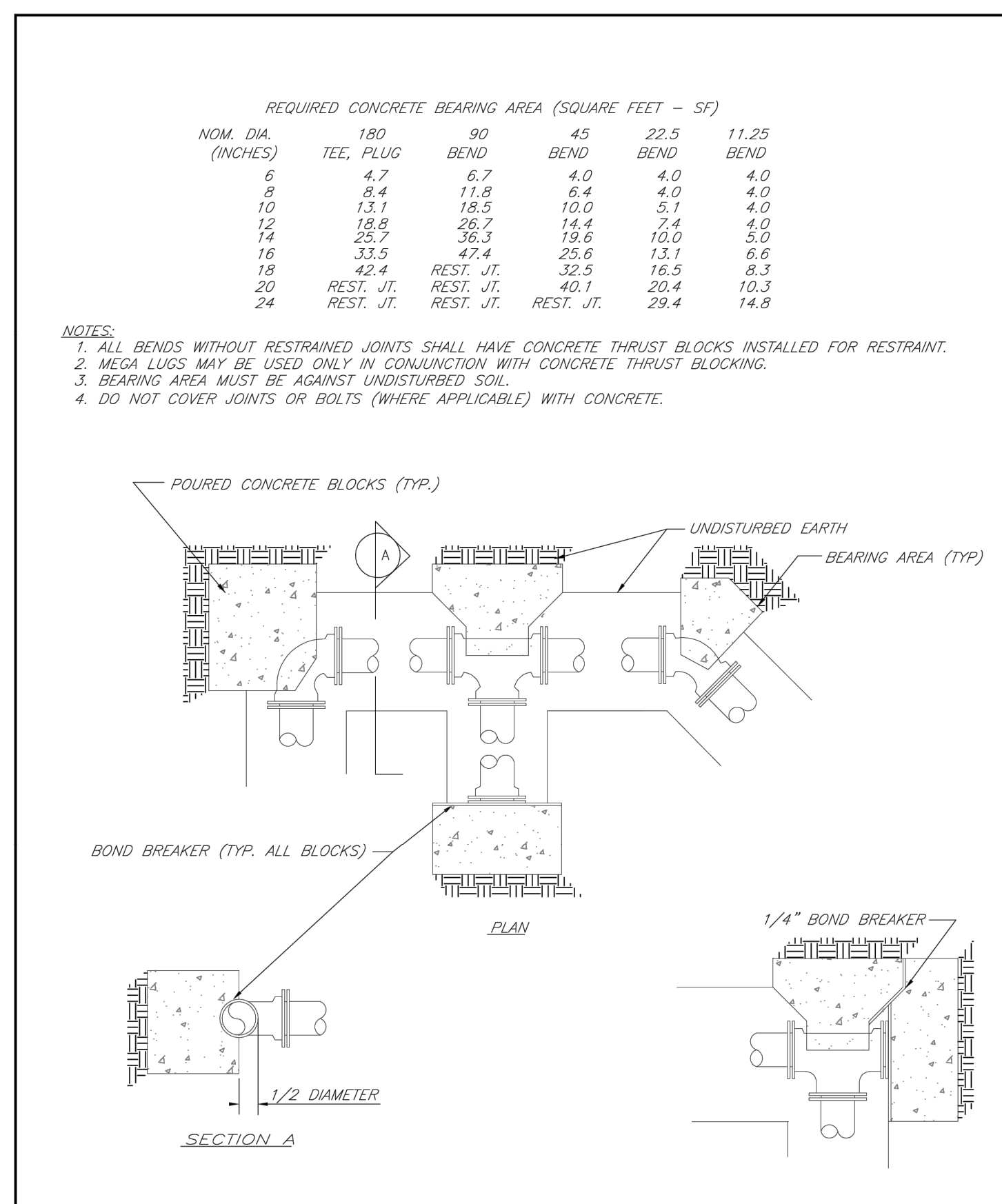


NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

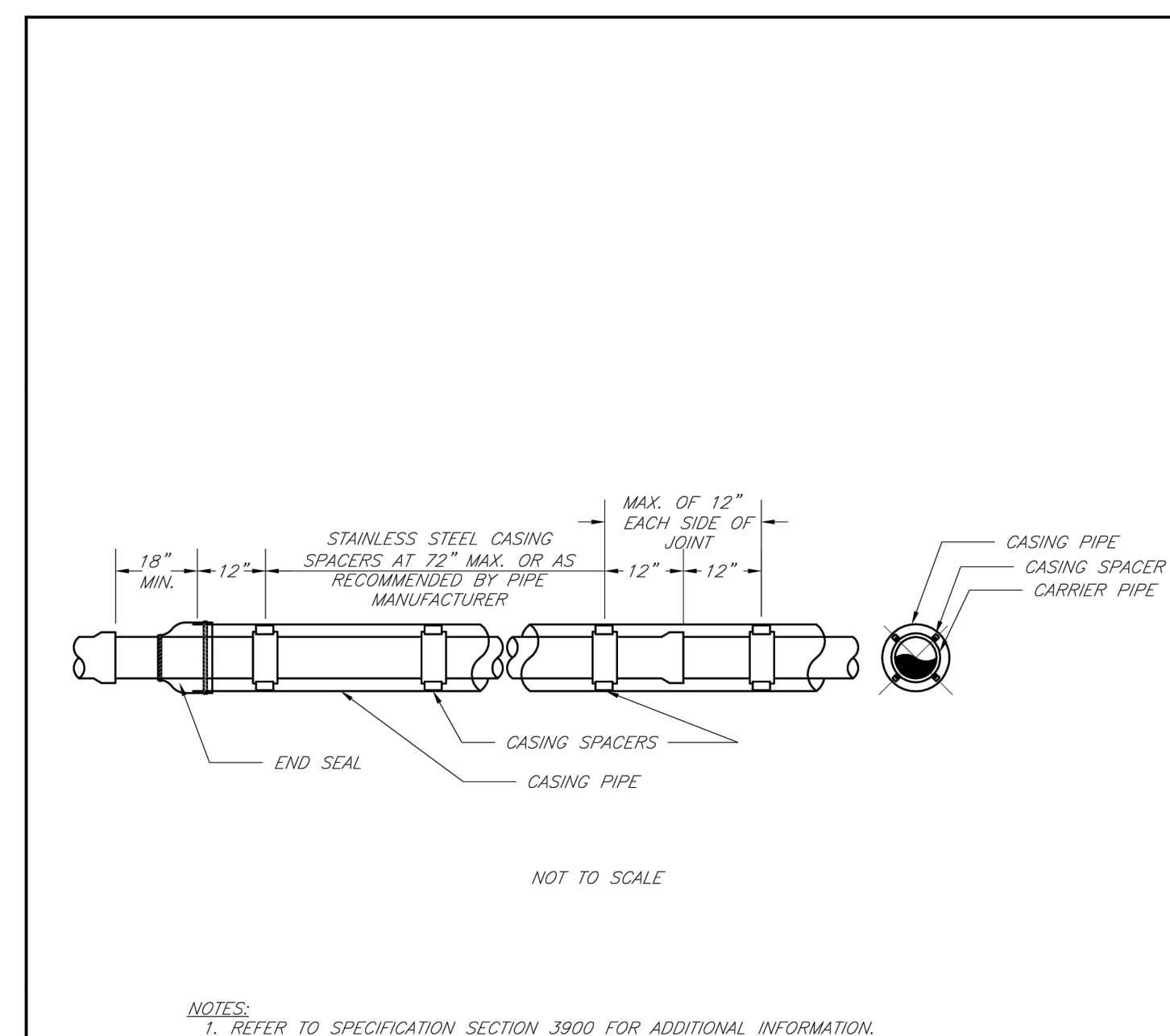
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER

Date: 12/13
 Drawn By: SC
 Checked By: DL
 FILE: SAN-1
 Rev: 10/15
 Rev: 12/15



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

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-1
 Rev: 1/14
 Rev:

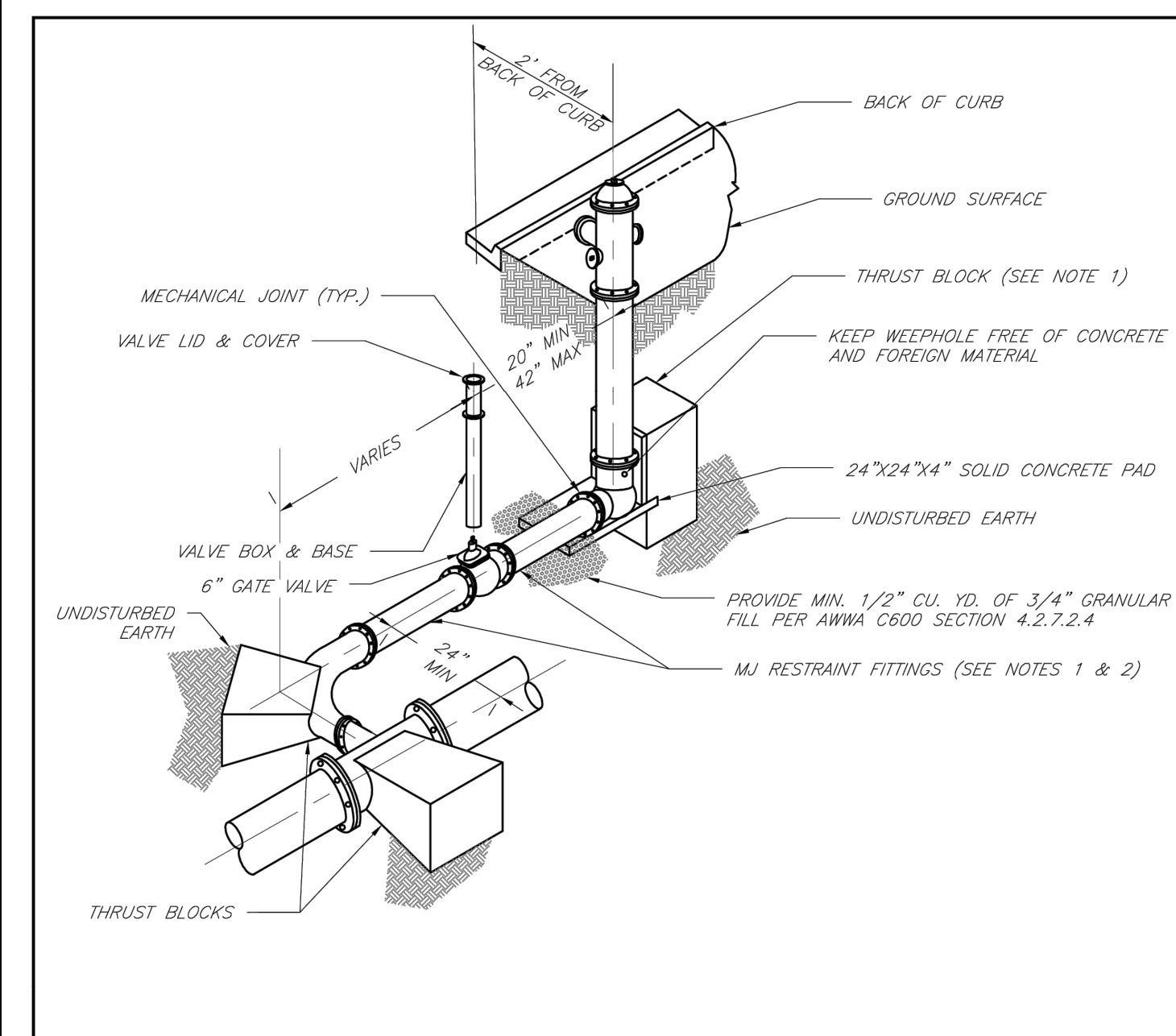


NOTES:

1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

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WATER CASING PIPE DETAIL

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-3
 Rev: 1/14
 Rev:

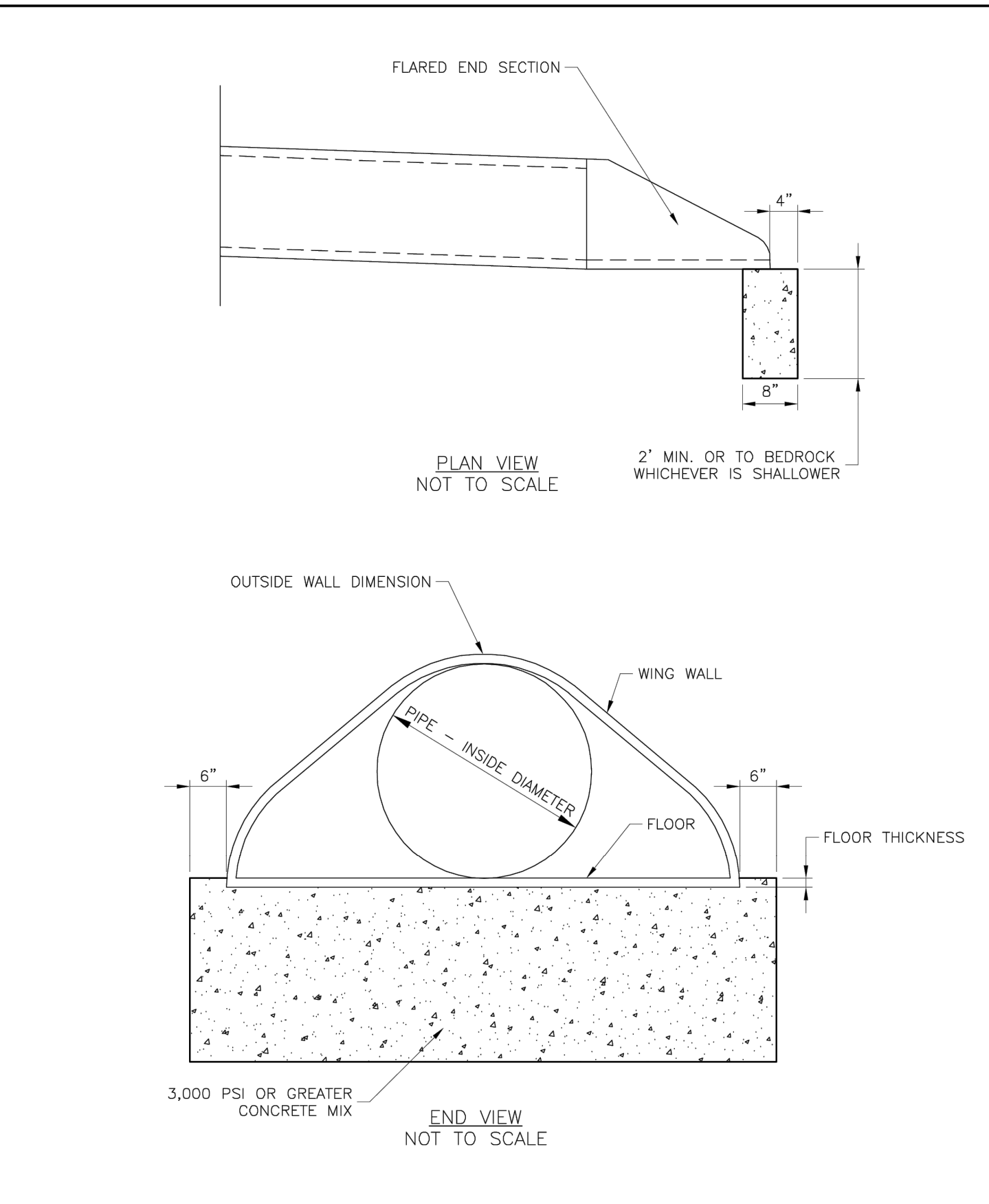


NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

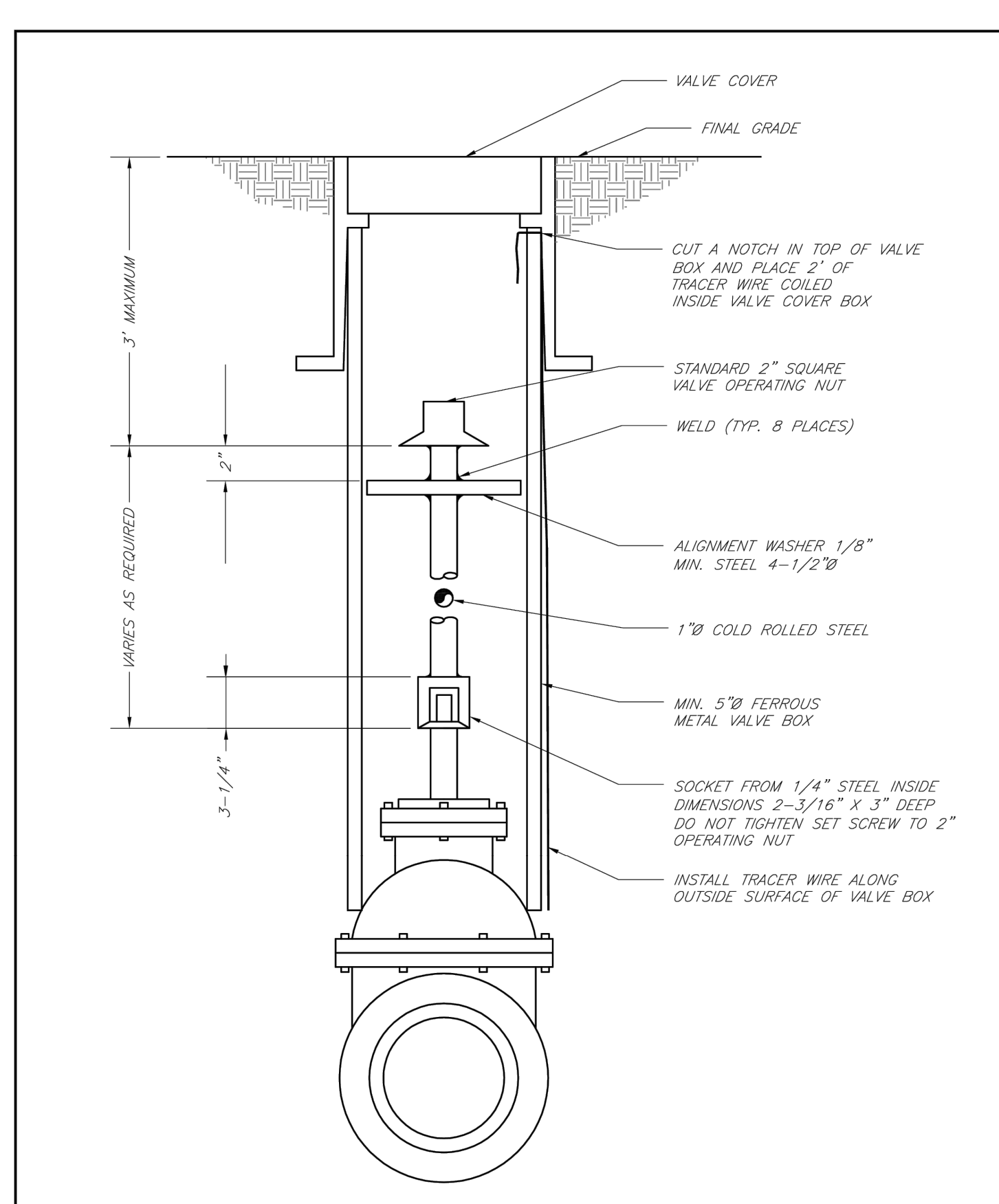
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HYDRANT WITH 90 DEGREE BEND

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-8
 Rev: 1/14
 Rev:



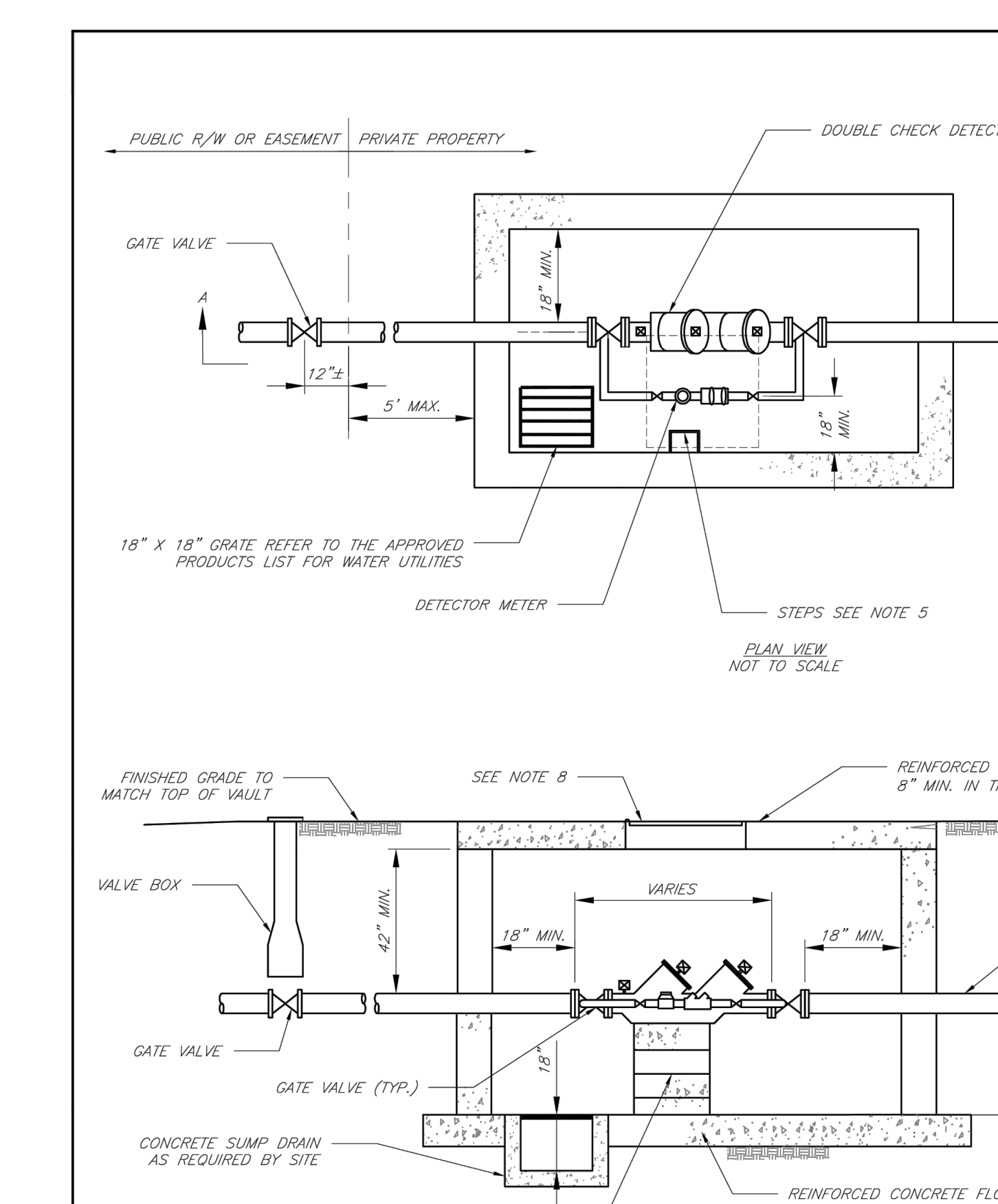
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
FLARED END SECTION SUPPORT DETAIL

Date: 04/17
 Drawn By: MFP
 Checked By: DL
 FILE: STM-5



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VALVE STEM EXTENSION AND VALVE BOX

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-9
 Rev: 1/14
 Rev:

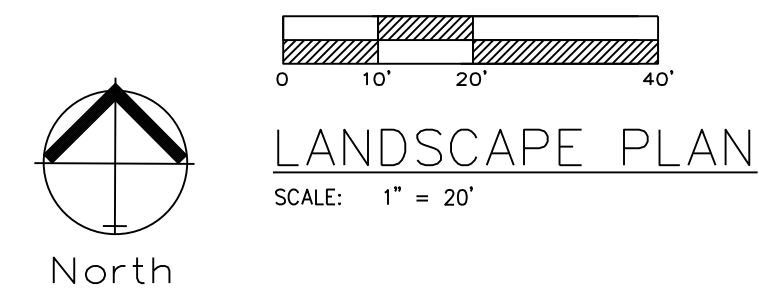
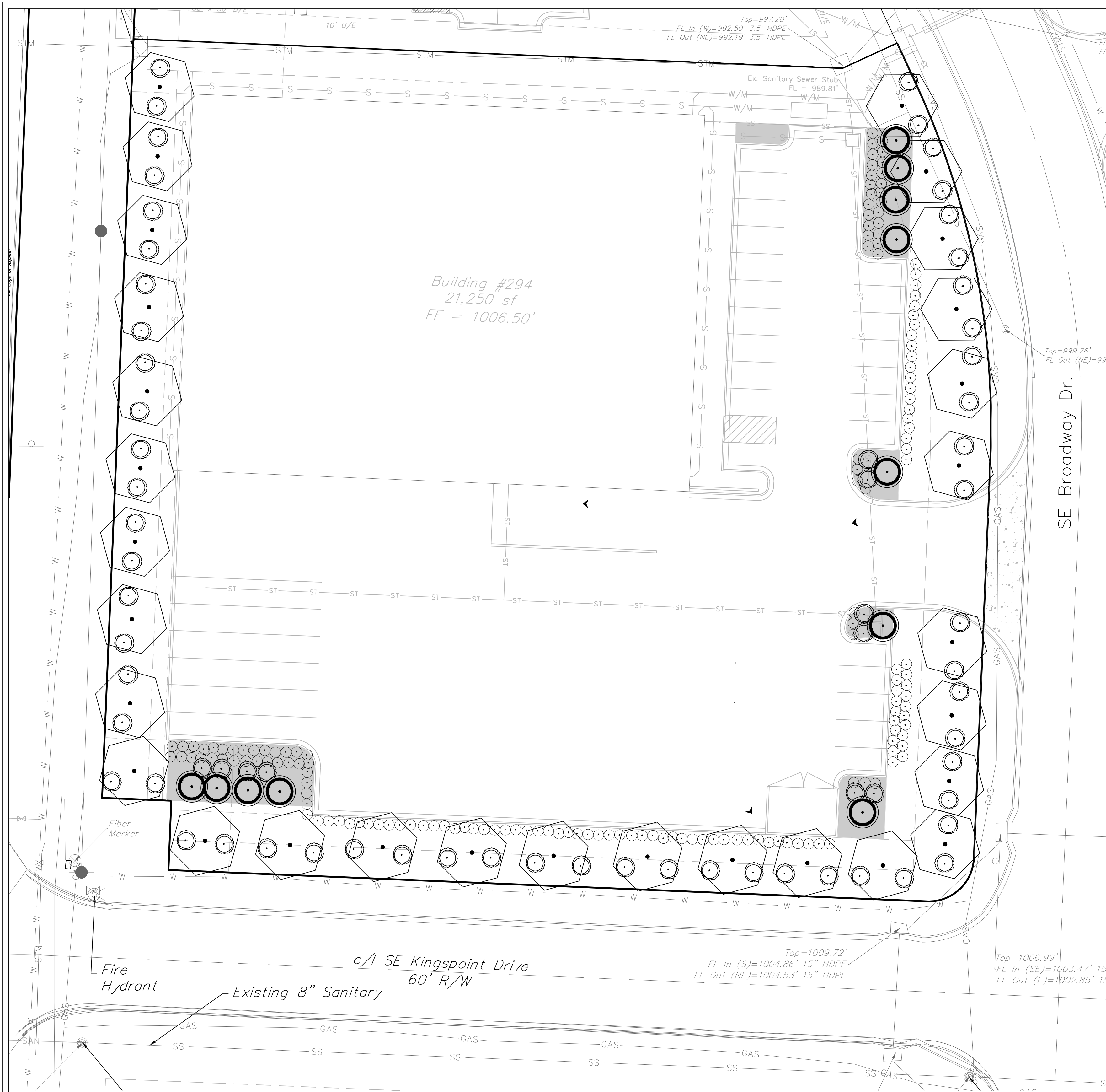


GENERAL NOTES:

1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
4. ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
7. ALL VALVES SHALL HAVE RISING STEMS.
8. MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APERTURES, ETC.
10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

CITY OF LEE'S SUMMIT, MO PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION
 LEE'S SUMMIT, MO 64063
STANDARD DRAWINGS
 VAULT FOR DOUBLE CHECK DETECTOR CHECK

Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-12



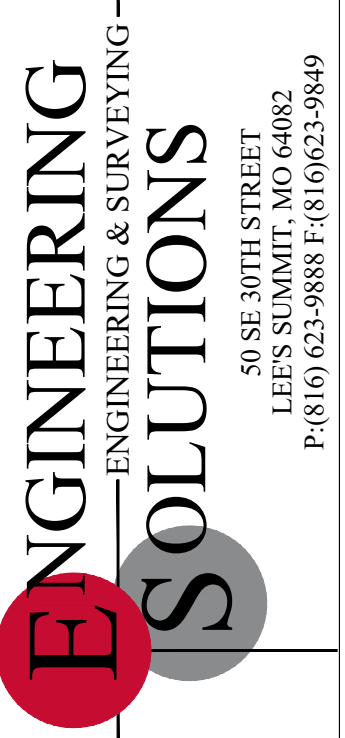
LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SE Broadway Drive)	1 tree per 30 feet of street frontage	287 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Broadway Drive)	1 shrub per 20 feet of street frontage	287 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.A.1 Street Frontage Trees (SE Kingspoint Drive)	1 tree per 30 feet of street frontage	310 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Kingspoint Drive)	1 shrub per 20 feet of street frontage	310 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.A.1 Street Frontage Trees (SE Hamblen Road)	1 tree per 30 feet of street frontage	252 ft. of street frontage /30= 9 trees required	9 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Hamblen Road)	1 shrub per 20 feet of street frontage	252 ft. of street frontage /20= 13 shrubs required	18 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint	77,968 sq. ft. of total lot area minus 21,250 sq. ft. of bldg. footprint= 56,718 sq. ft. /5,000 x 2 = 23 shrubs	23 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building footprint.	77,968 sq. ft. of total lot area minus 21,250 sq. ft. of bldg. footprint= 56,718 sq. ft. /5,000 = 11 trees	11 Required 0 Existing 11 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	31,750 sq. ft. of parking area x .05 = 1,588 sq. ft. of landscape parking lot islands required	2,430 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)	445 linear feet/40 x 12 134 shrubs required.	134 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	29	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	68	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	11	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	157	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

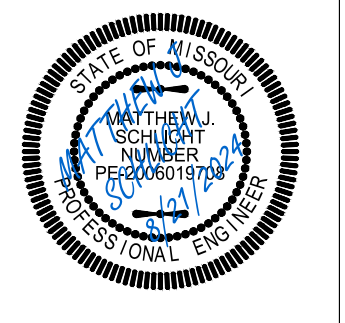


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

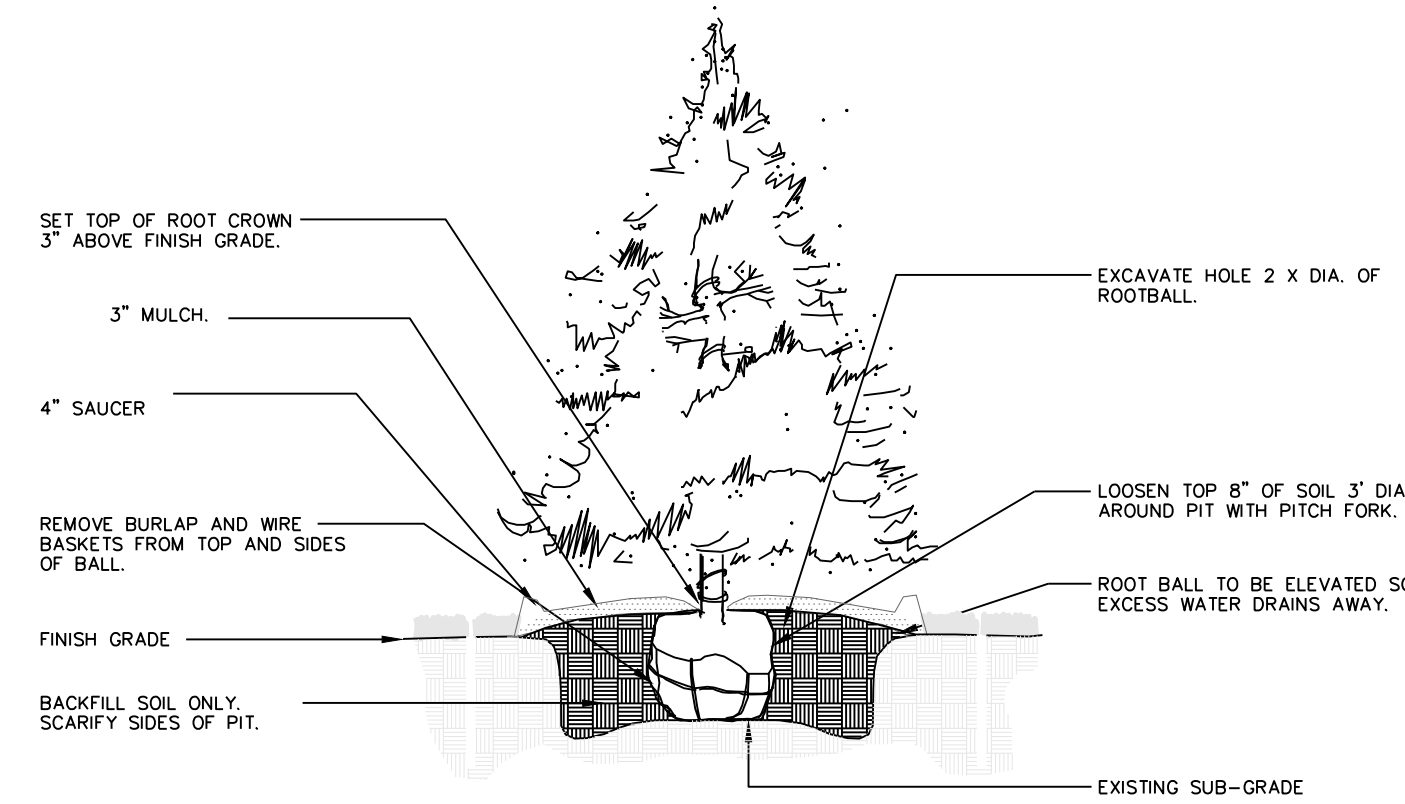
Project:
NEWBERRY
LANDING, LSMO
Issue Date:
January 4, 2024

LANDSCAPE PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

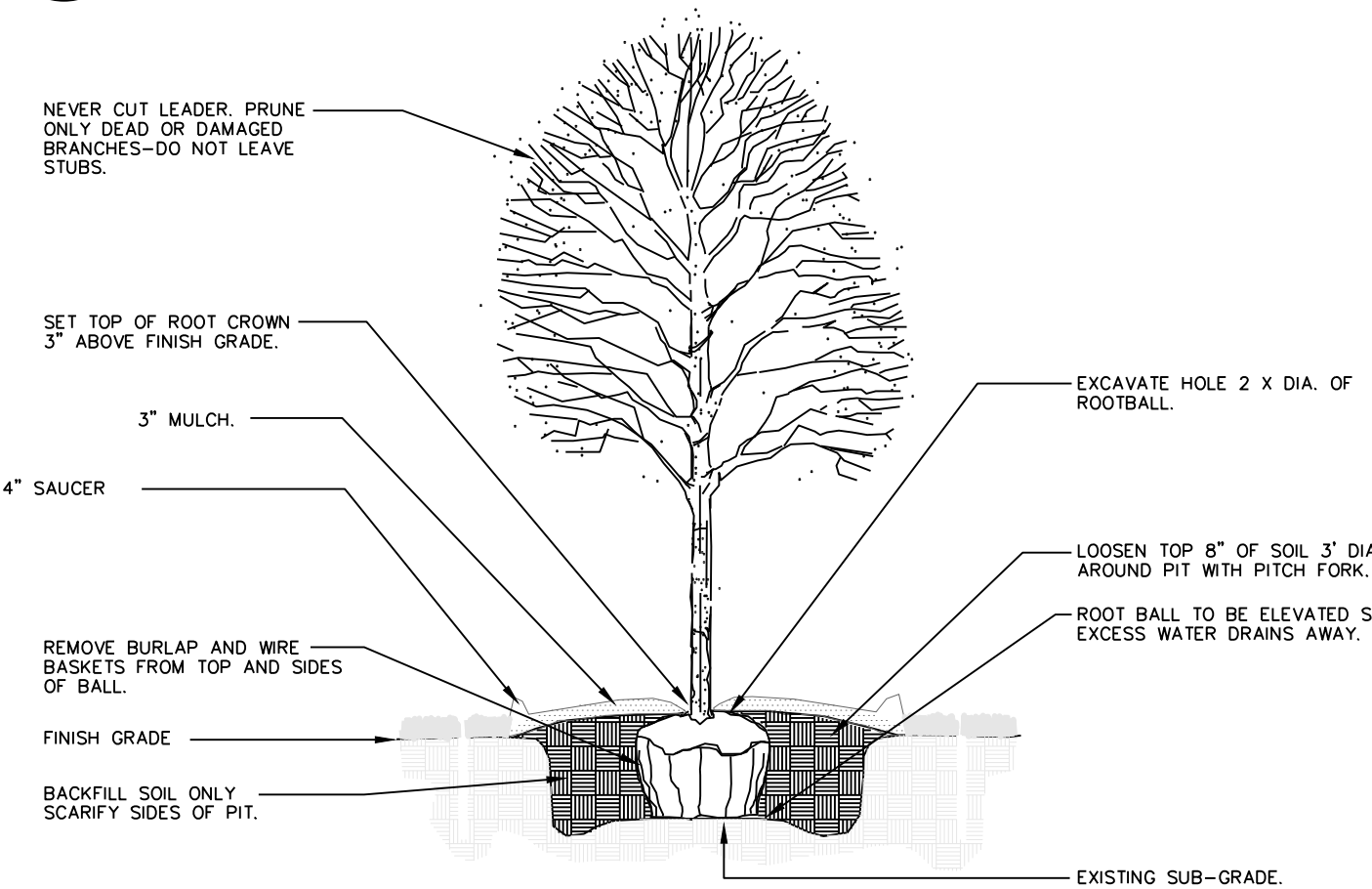


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

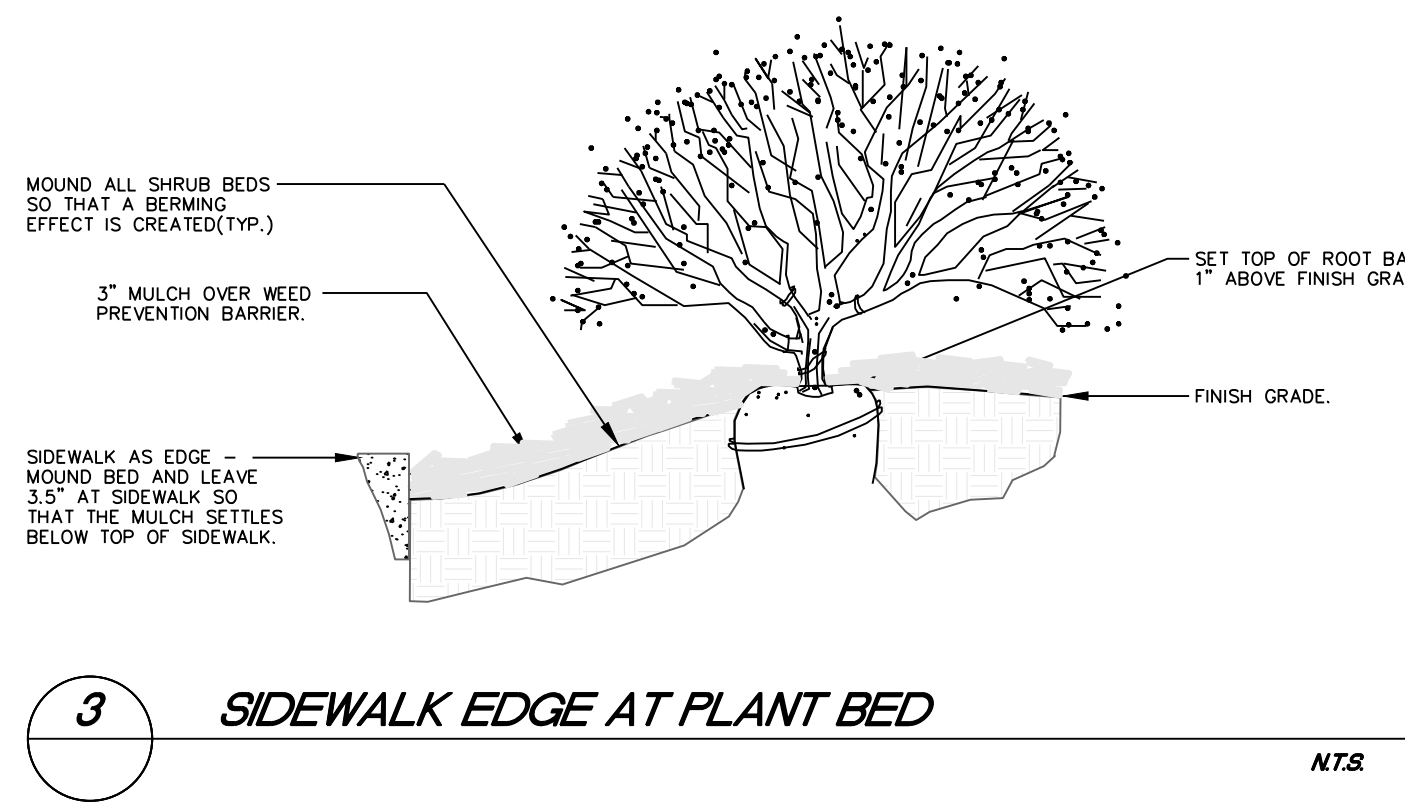
REVISIONS



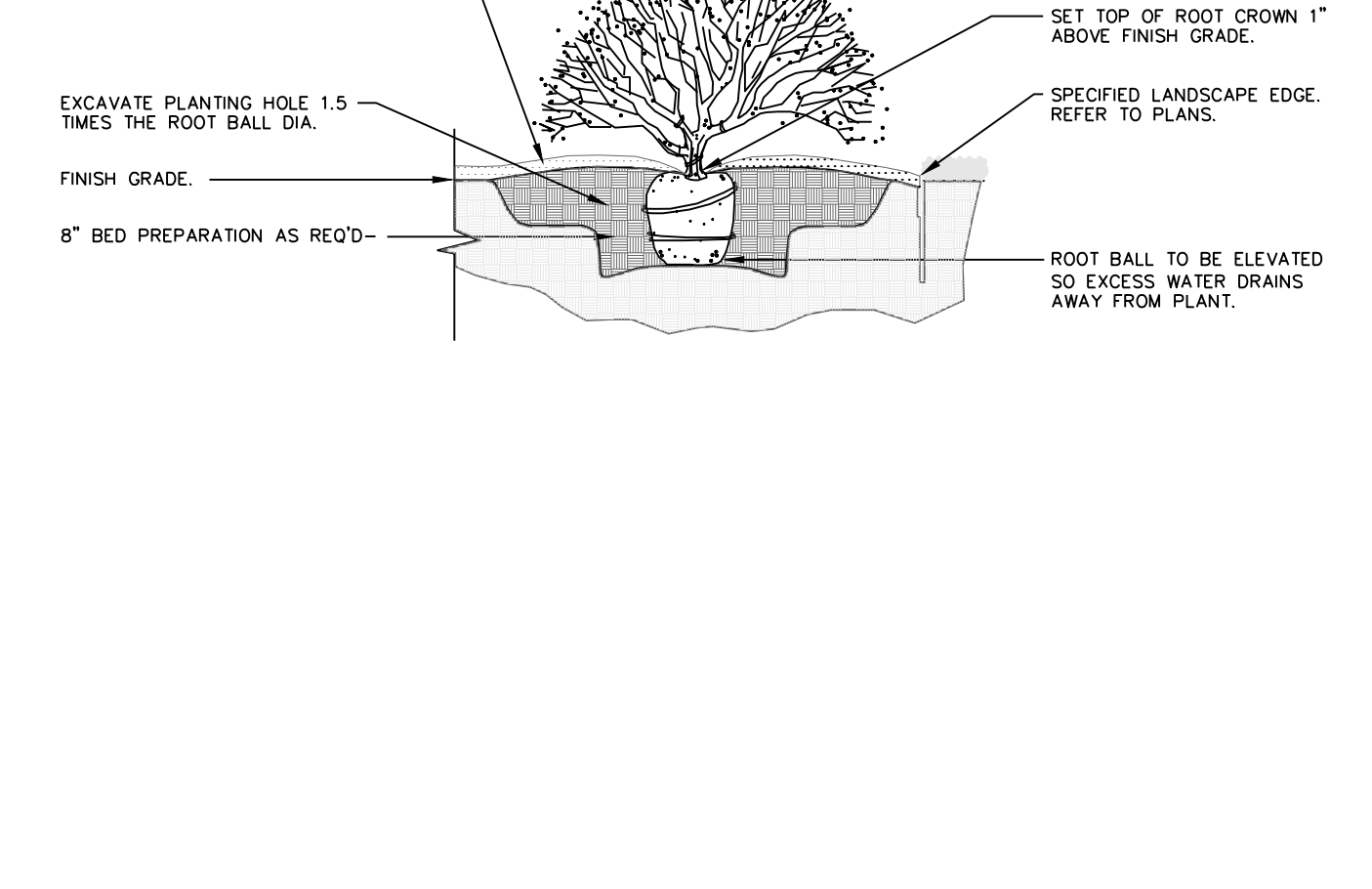
1 **EVERGREEN TREE PLANTING** *NTS*



2 **DECIDUOUS TREE PLANTING** *NTS*



3 **SIDEWALK EDGE AT PLANT BED** *NTS*



GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

- 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", AND 260.1-2004.
- 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.
- 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.
- 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.
- 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.
- QUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE QUARANTEE 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

- 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:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

INSTALLATION

- 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.
- 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 MINIMUM ASTM D5268.
- 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.
- 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".
- 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.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RETO INSPECTIONS BY LEGAL AUTHORITIES.
- 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.
- 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

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- 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:
- 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.
 - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 - WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 - 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.
 - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 - 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.
 - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 - 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.
 - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - 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.

