

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

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

DEVELOPER:
DOUGLAS STATION LLC
MIKE ATCHESON
3170 NE CARNEGIE DR. STE 400
LEE'S SUMMIT, MO 64064
(816) 875-2400

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

Description taken verbatim from Commitment

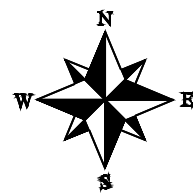
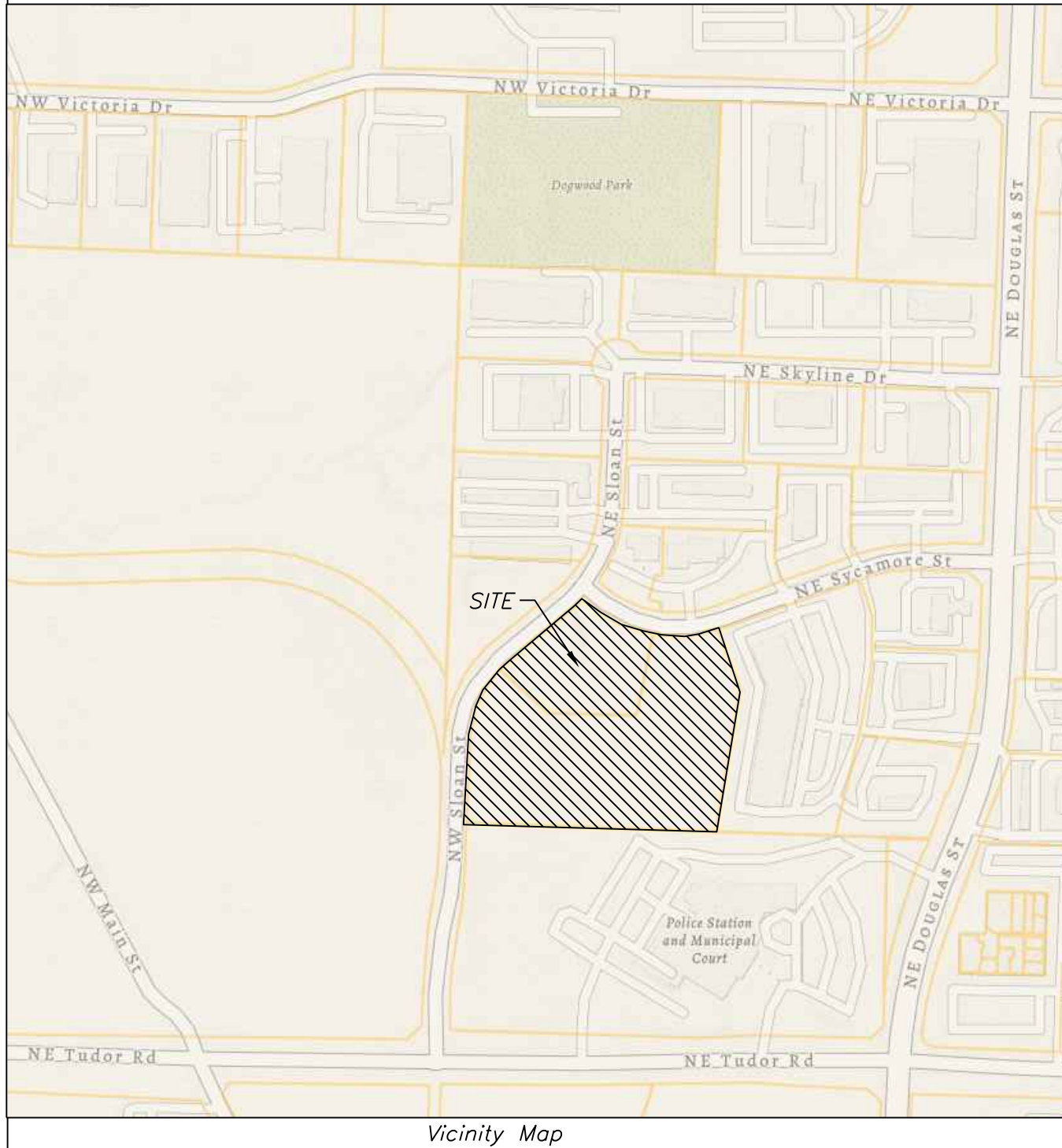
Lot 10A, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Lot 10B, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Tract A, DOUGLAS STATION COMMERCIAL PARK-LOTS 1 THROUGH 10 & TRACT A, a subdivision in Lee's Summit, Jackson County, Missouri.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0417G EFFECTIVE DATE: JANUARY 20, 2017.



Site Impervious Area

Total Area 6.44 acres (280,313.08)

Proposed Apartment Site

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

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

Density 23.91 units per acre

Parking:

Provided
208 Standard
10 ADA Accessible
42 Garage
260 Total Spaces

Required
1.5 per Two Bedroom 87 Spaces
1 per One Bedroom 96 Spaces
0.5 per Unit for Guest 77 Spaces

Total Parking Spaces 260

Site Improvement Notes

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

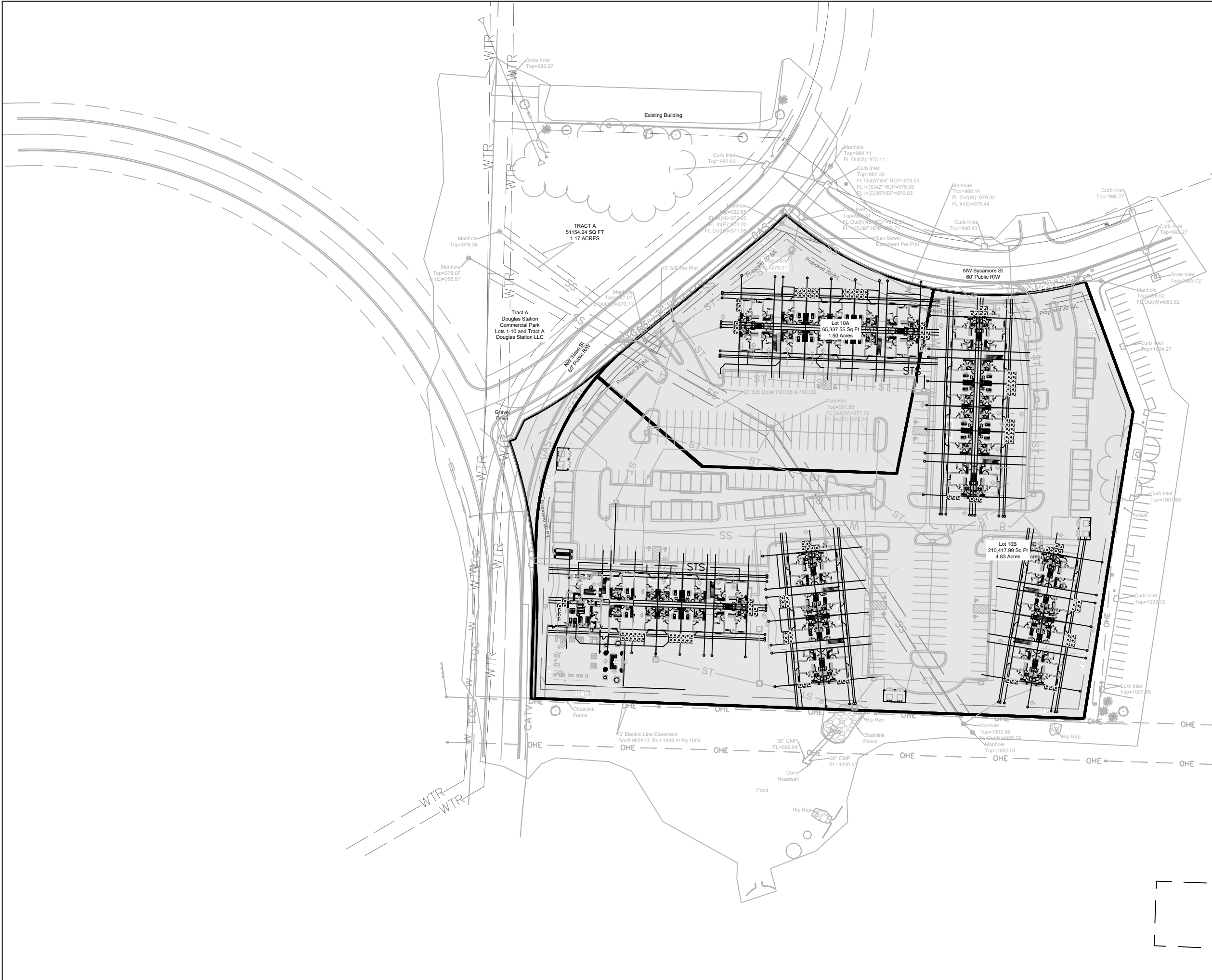
Water Main Improvements
~The site will utilized the existing water on the west side of NW Sloan St and north side of NE Sycamore St.

Storm Sewer

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

Storm Water Detention

~The site will utilize the existing regional detention facility

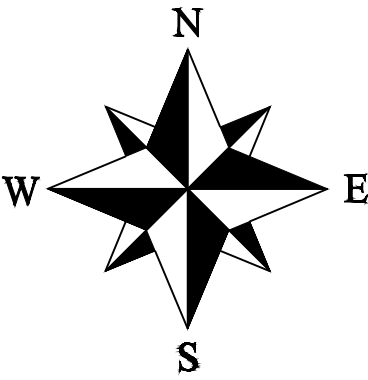


SITE LOCATION MAP

SCALE" 1"=100'

LEGEND:

- B/L ~ BUILDING SET-BACK
- C/A ~ COMMON AREA
- D/E ~ DRAINAGE EASEMENT
- FND. ~ FOUND
- L/E ~ LANDSCAPE EASEMENT
- L.N.A. ~ LIMITS OF NO ACCESS
- R/W ~ RIGHT OF WAY
- SAN ~ SANITARY SEWER LINE
- S/W ~ SIDEWALK
- U/E ~ UTILITY EASEMENT
- W ~ WATER LINE
- ST ~ STORM SEWER LINE



INDEX OF SHEETS:

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

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

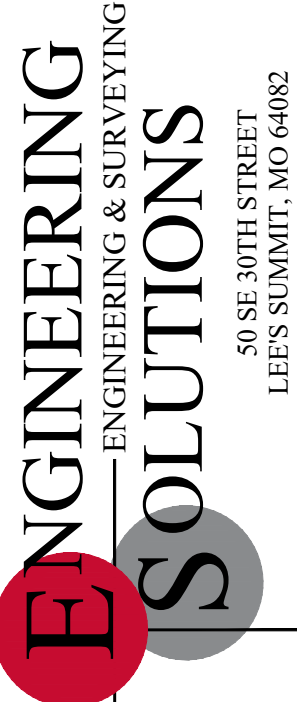
REVISED INDEX OF SHEETS.

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S. Y.	10,397.00
PUBLIC SIDEWALK	S. F.	4,385.00
PRIVATE SIDEWALK	S. F.	16,350.00
GEOGRID	S. Y.	11,708.00
MoDOT Type 5 Base	S. Y.	11,708.00
KCMMB ENTRANCE	UNIT	2
CURBING	FT	3,630.00
ADA SIDEWALK RAMP	UNIT	4
SANITARY 6" PVC SDR 26 Service Line	FT	418.00
TRACER WIRE AND EQUIPMENT	FT	418.00
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	4,975.00
INLET PROTECTION	UNIT	30
SEEDING / MULCHING/ FERTILIZING	AC	7.50
CONST. ENTRANCE	UNIT	2
STORM		
36" HDPE	FT	754.06
24" HDPE	FT	93.63
18" HDPE	FT	295.18
15" HDPE	FT	773.46
5' x 5' JUNCTION BOX	EA	1
5' x 4' STORM CURB INLET	EA	13
CONNECTION TO EXISTING STORM SEWER	LS	1
4' x 4' STORM FIELD INLET	EA	3
2" Type K Soft Copper Water Service Line	FT	1,149.00
WATER METER	UNIT	1
8" C900 DR18 CLASS 200 PVC	FT	762.41
THRUST BLOCKS	UNIT	7
FIRE HYDRANT ASSEMBLY	UNIT	2
BACKFLOW VAULT	UNIT	1
8" GATE VALVE/ VALVE BOX & COVER	UNIT	1
TEES, BENDS, CROSSES	LS	7

ENGINEER'S CERTIFICATION:

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

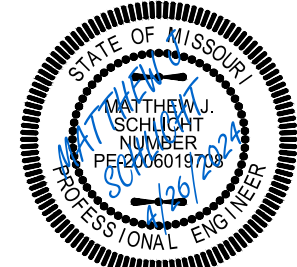


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
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Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

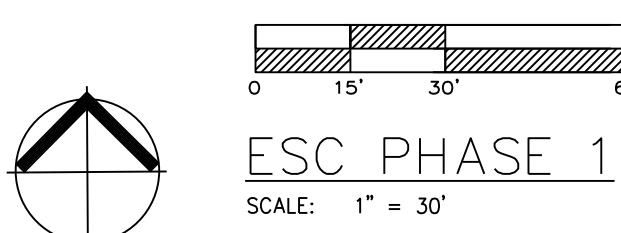
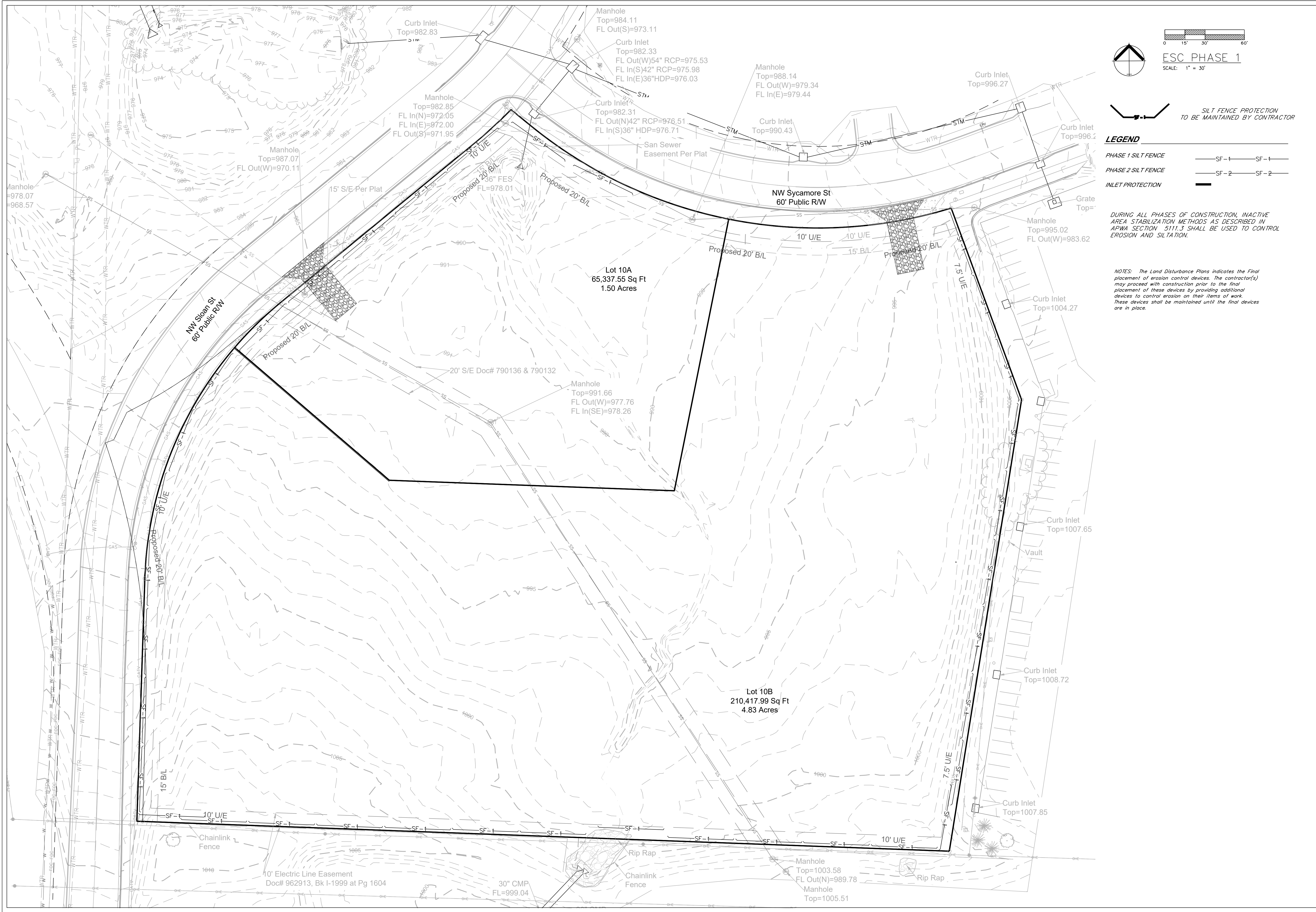
Project: DOUGLAS STATION
LSMO
Issue Date: August 11, 2023

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



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

REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

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

DURING ALL PHASES OF CONSTRUCTION, INACTIVE
AREA STABILIZATION METHODS AS DESCRIBED IN
APWA SECTION 511.3 SHALL BE USED TO CONTROL
EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final
placement of erosion control devices. The contractor(s)
may proceed with construction prior to the final
placement of these devices by providing additional
devices to control erosion on their items of work.
These devices shall be maintained until the final devices
are in place.

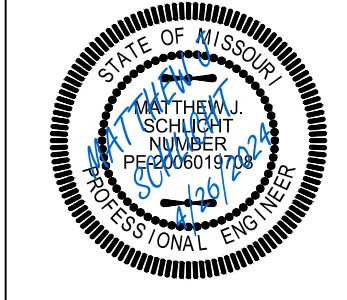


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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

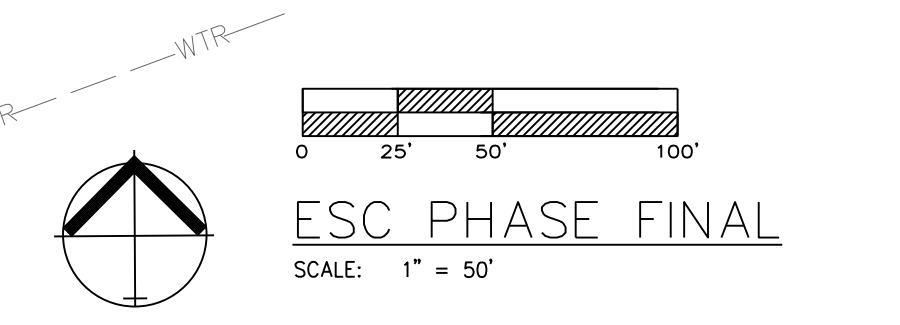
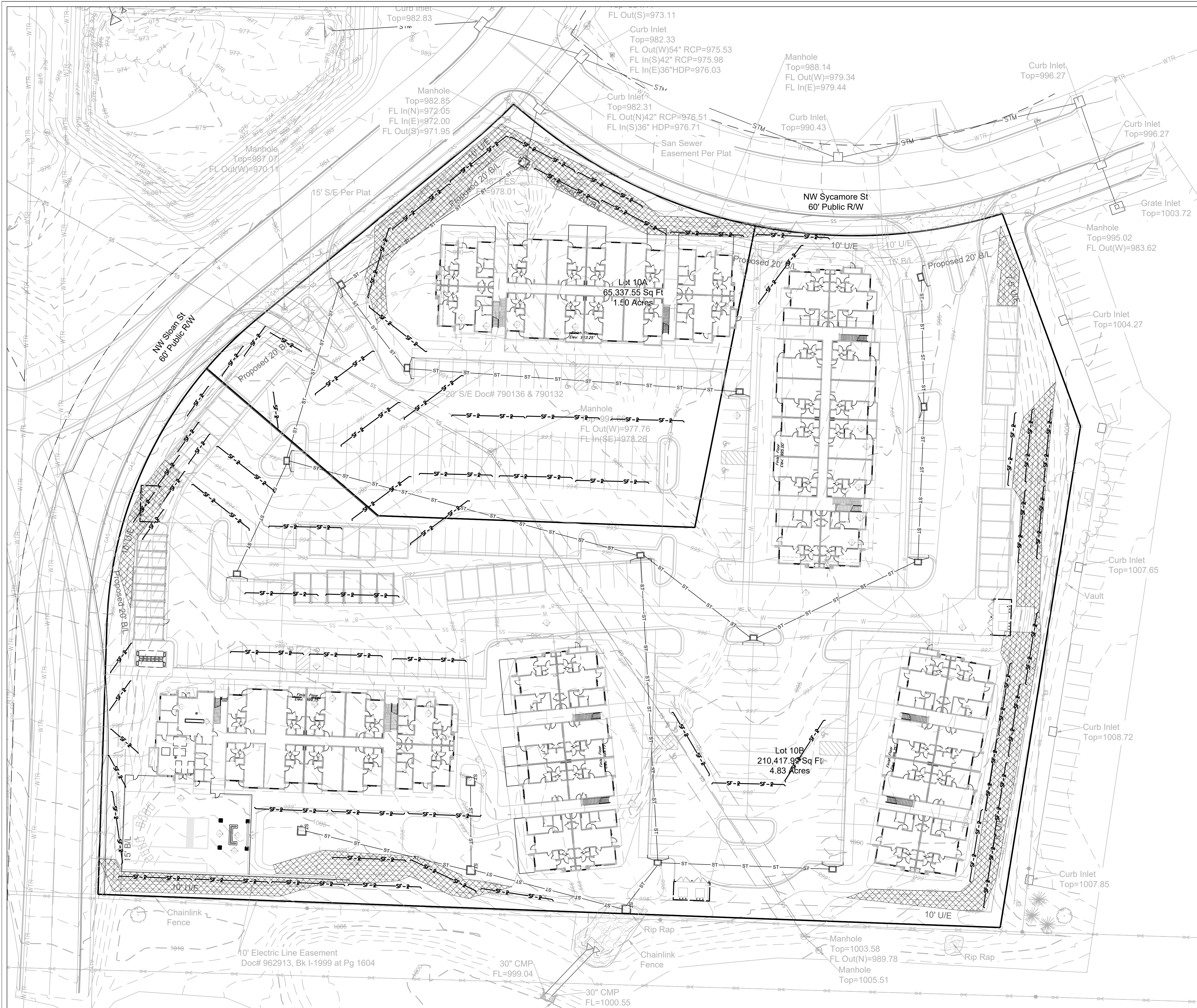
ESC PHASE 1 — Pre-Clearing Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

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C.050



LEGEND

PHASE 1 SILT FENCE ———— SF-1 ———— SF-1 ————

PHASE 2 SILT FENCE ———— SF-2 ———— SF-2 ————

INLET PROTECTION ————

TURF REINFORCEMENT MAT

TURF REINFORCEMENT MAT (TRM) SHALL BE PLACED ON CONTINUOUS 3:1 SLOPES AS INDICATED ON THE PLAN. TRM SHALL BE NORTH AMERICAN GREEN ERONET OR APPROVED EQUAL. AREA=17,620 SF.

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.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:

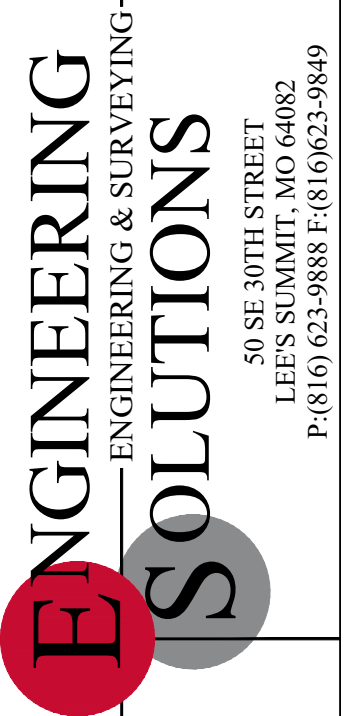
Mix I - Rye Grass / Blue Grass	-----
100 lbs. per Acre	
Mix II - Tall Fescue / Blue Grass	-----
195 lbs. per Acre	
Lime	-----
lbs per Acre (50 lbs. per 1000 sq. ft.)	-----
Fertilizer	-----
to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)	-----

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



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

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

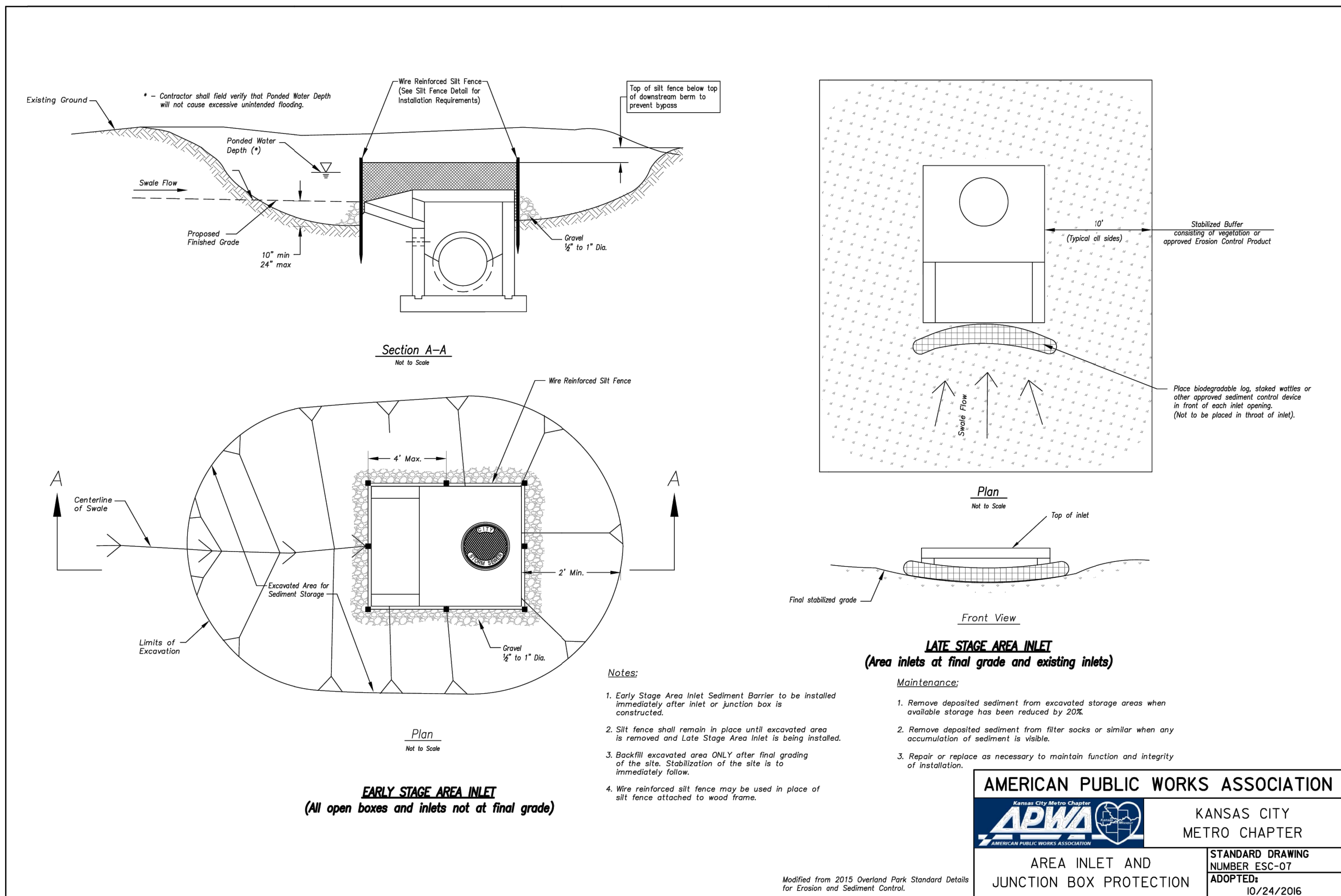
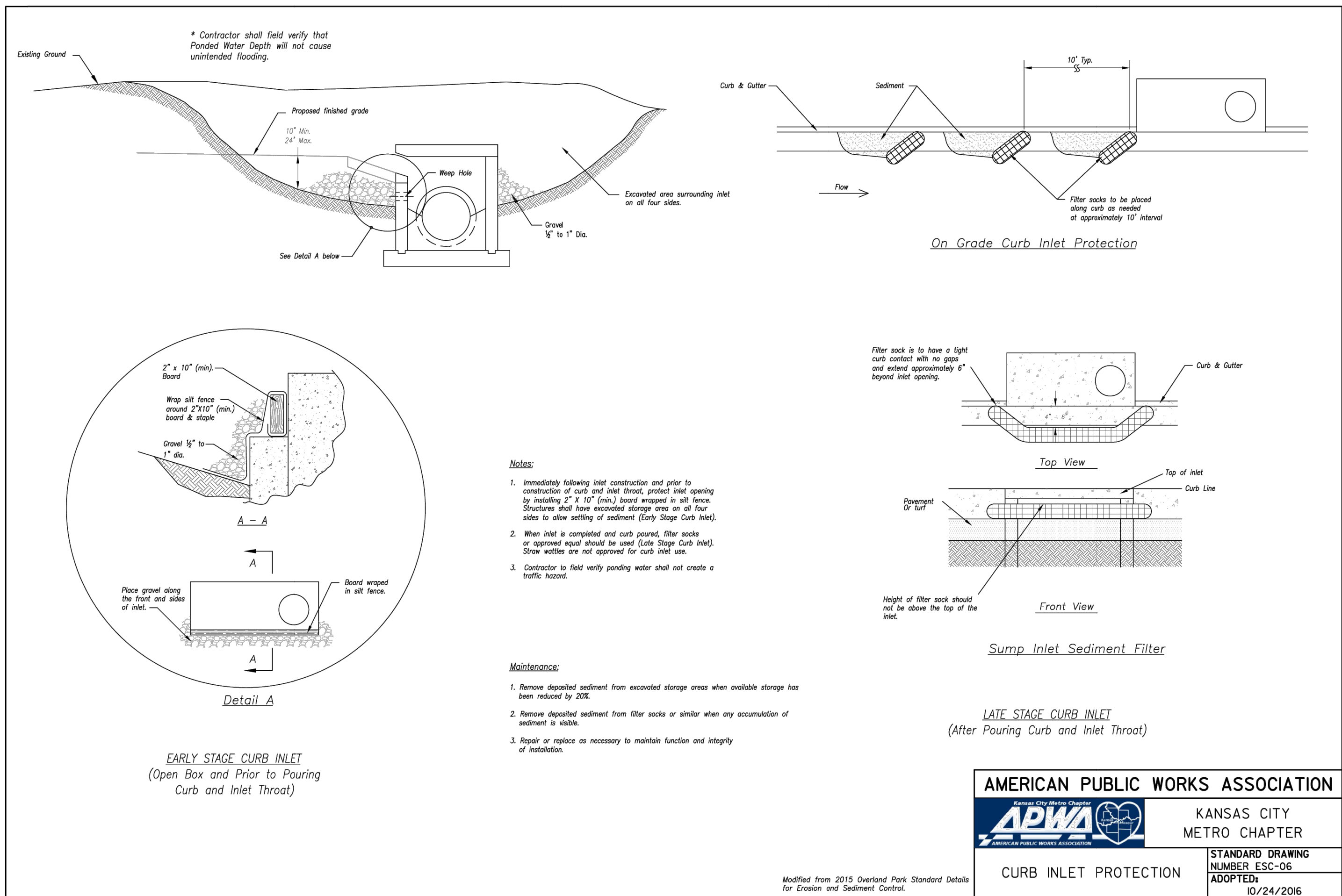
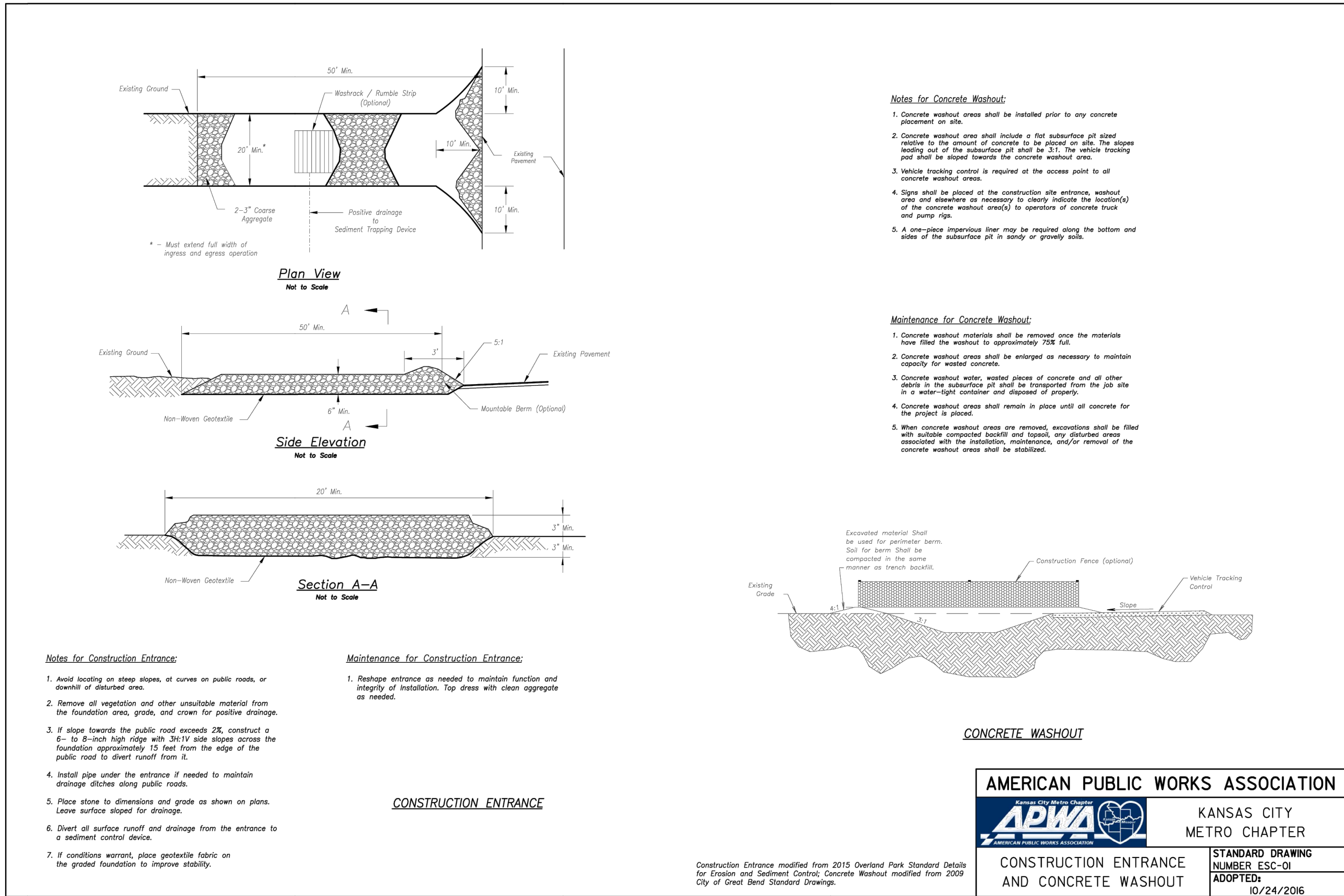
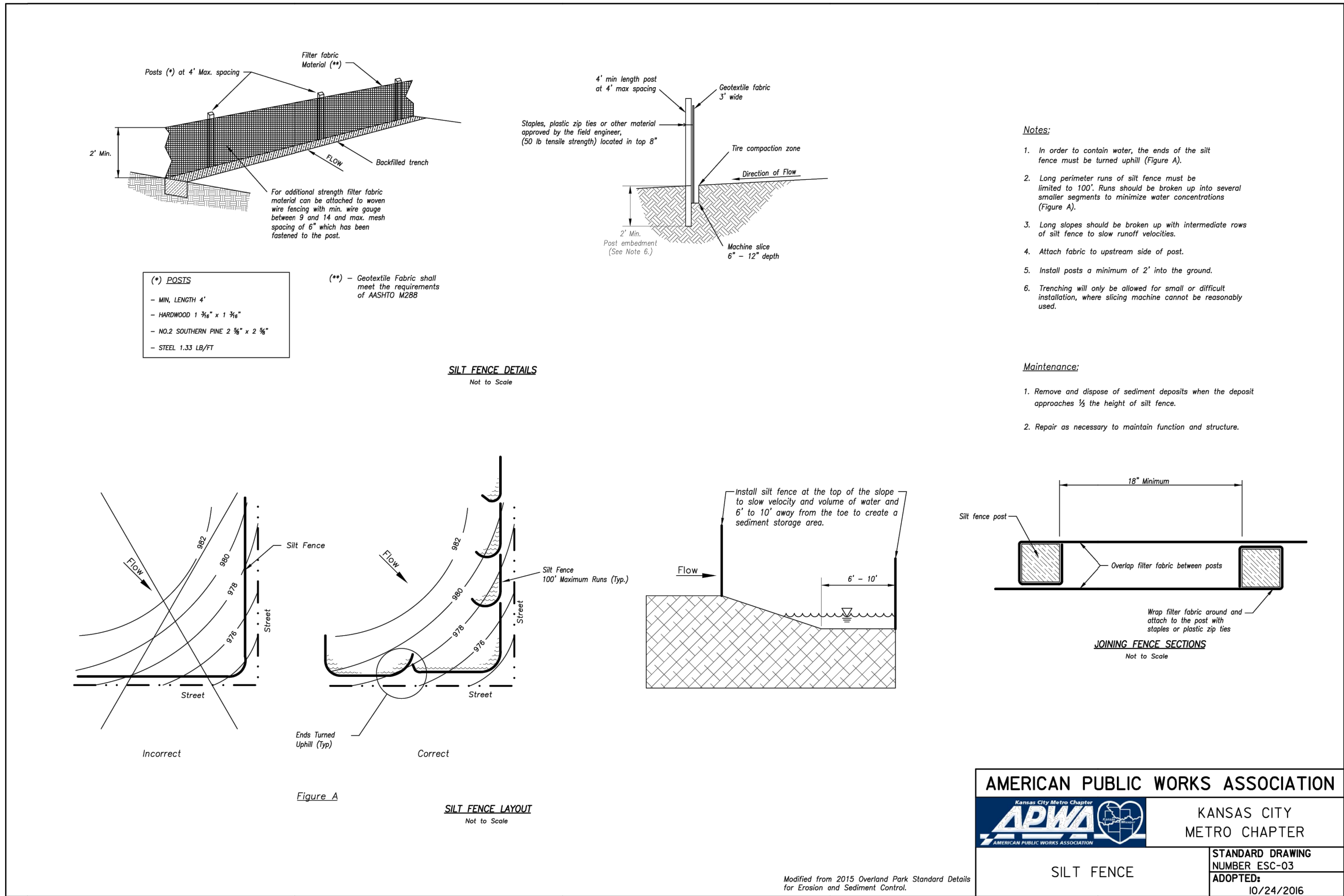
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

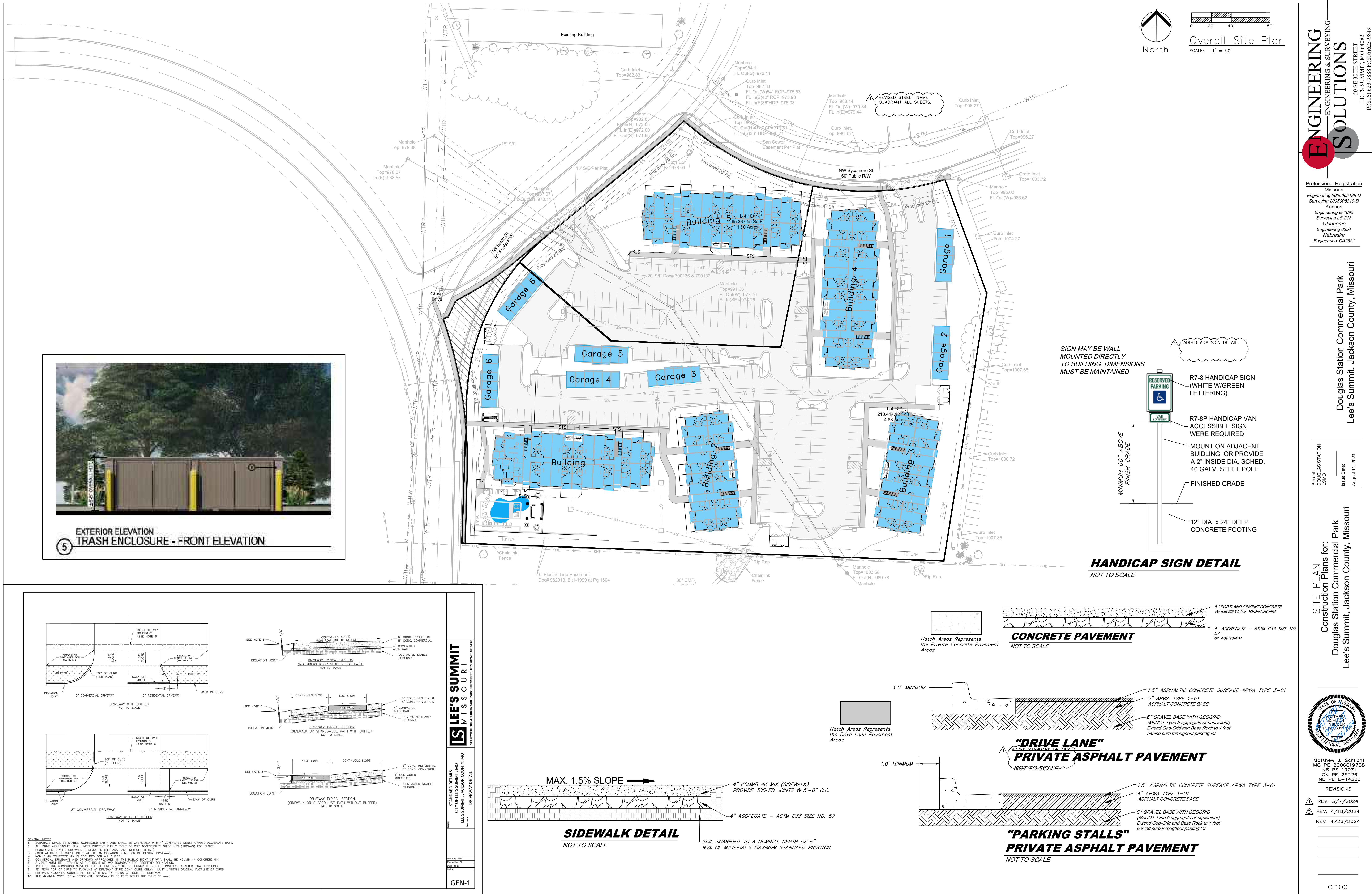


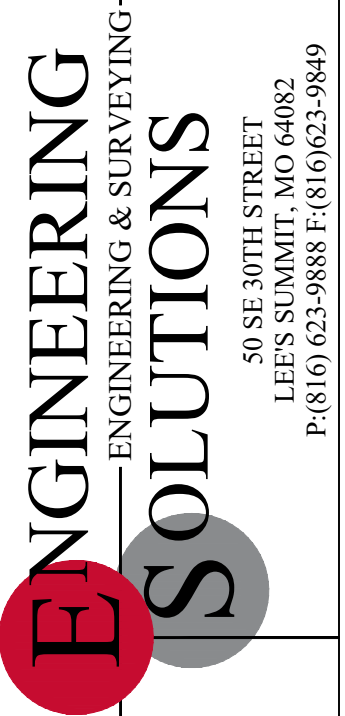
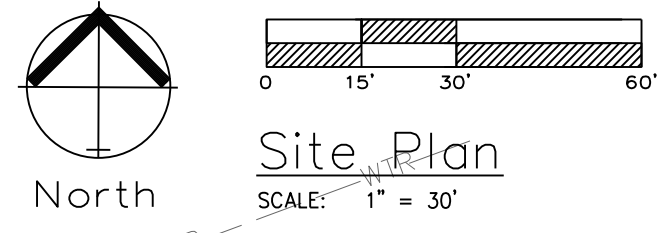
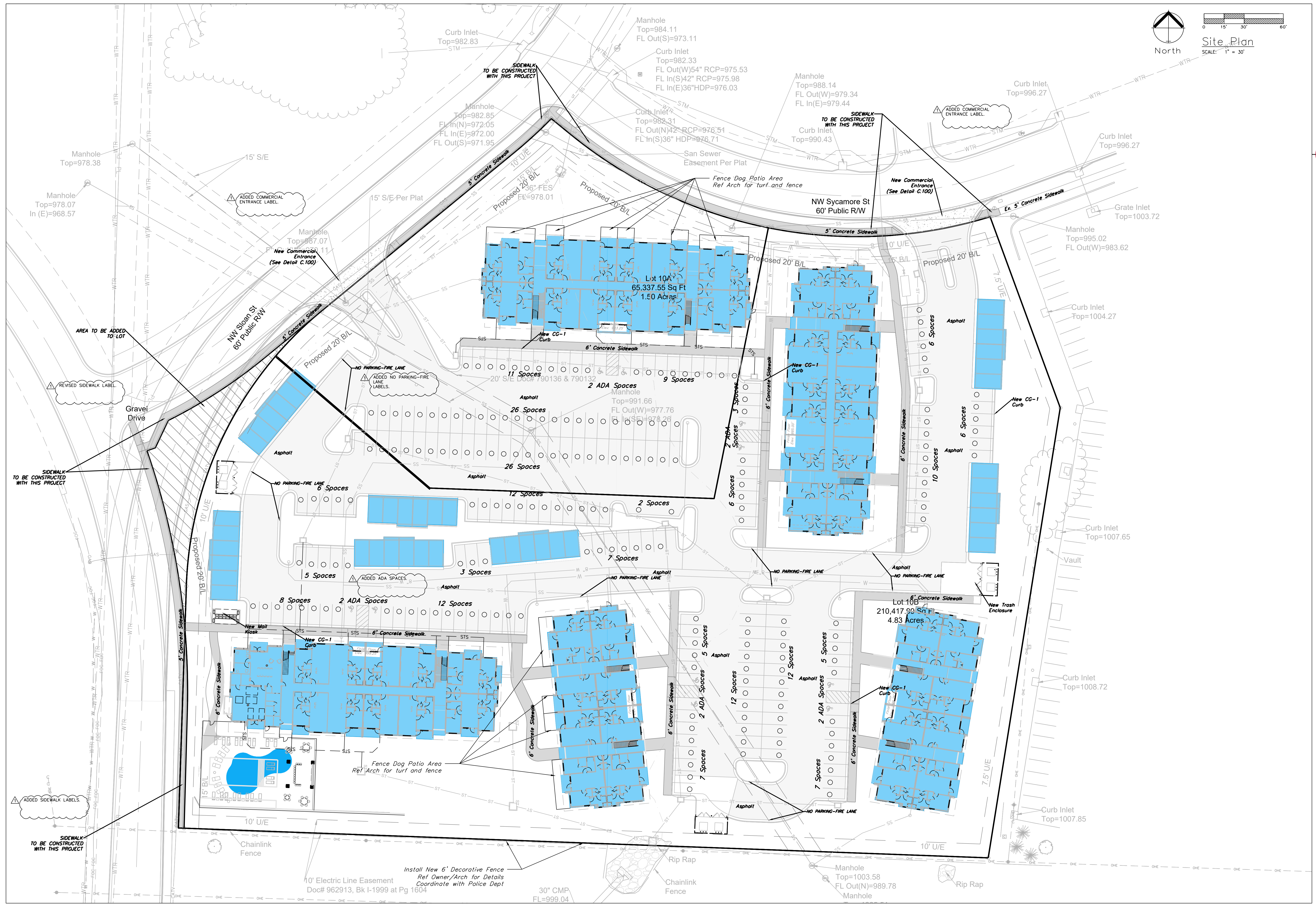
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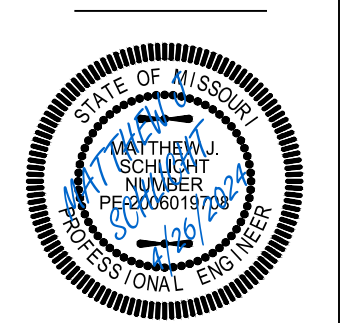


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SITE PLAN
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project: LS MO
Issue Date:
August 11, 2023

STATE OF MISSOURI
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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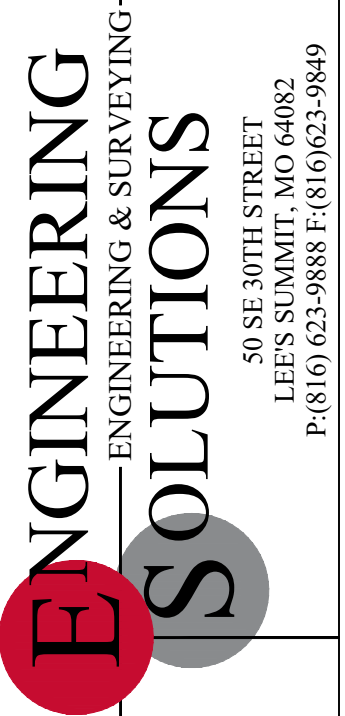
North

0 15' 30' 60'

Dimension Plan

SCALE: 1" = 30'

Revised the scale

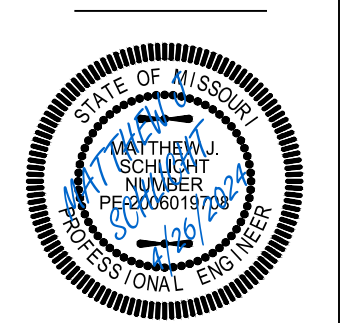


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

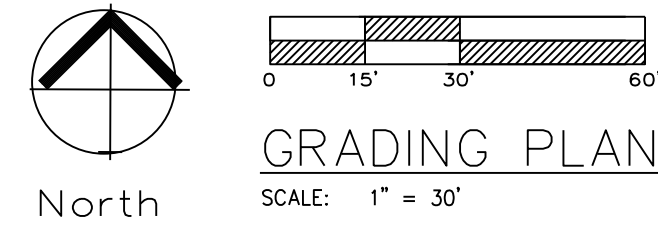
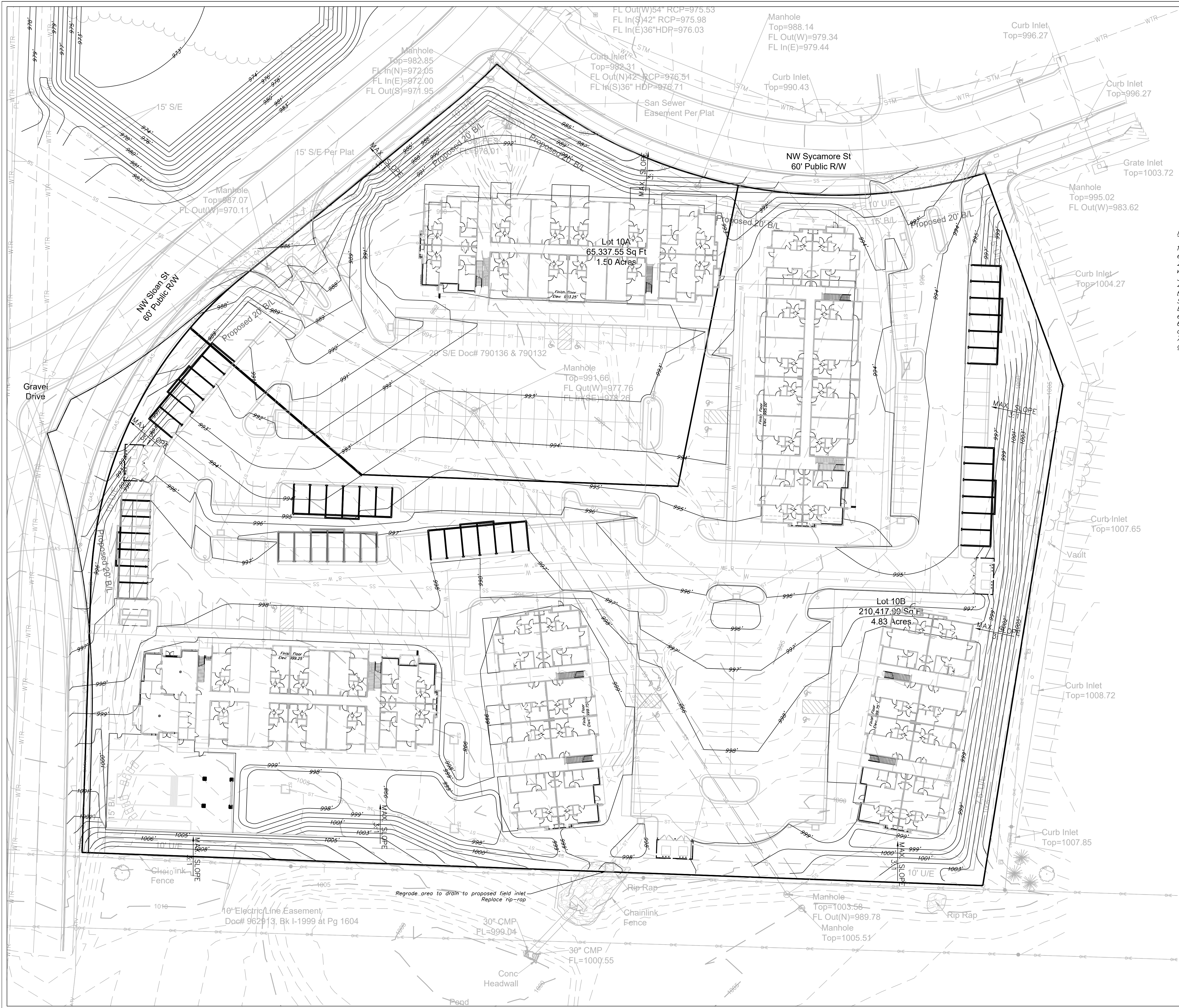
Project: L.S. STATION
LSMO
Issue Date:
August 11, 2023

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

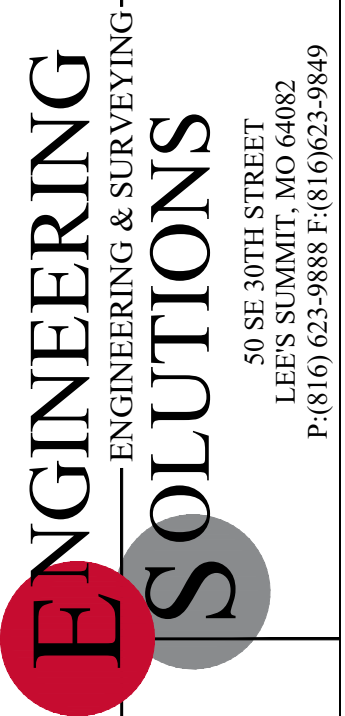


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- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the 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.



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

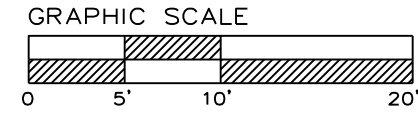
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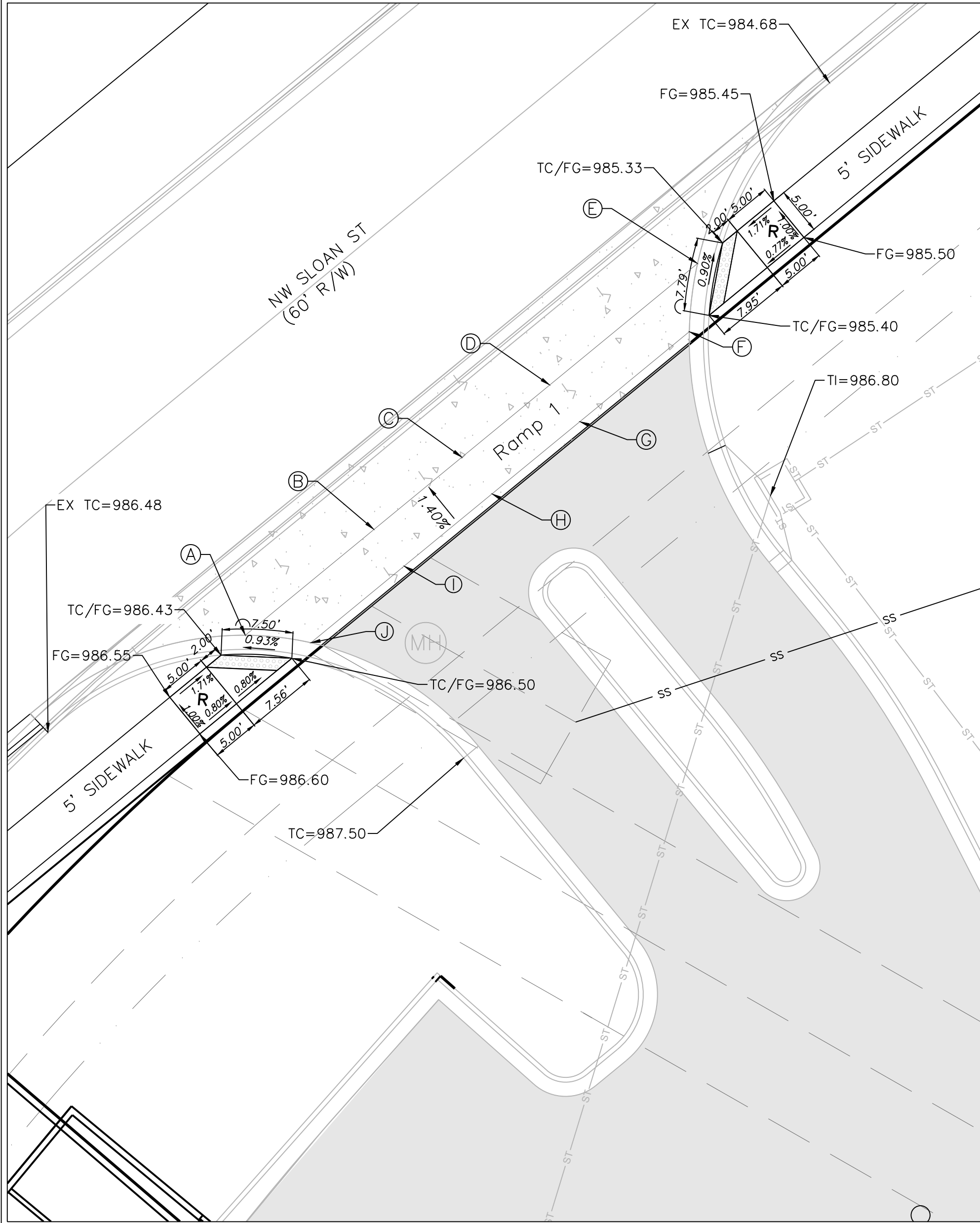


Matthew J. Schlicht
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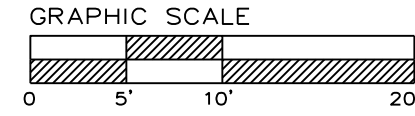
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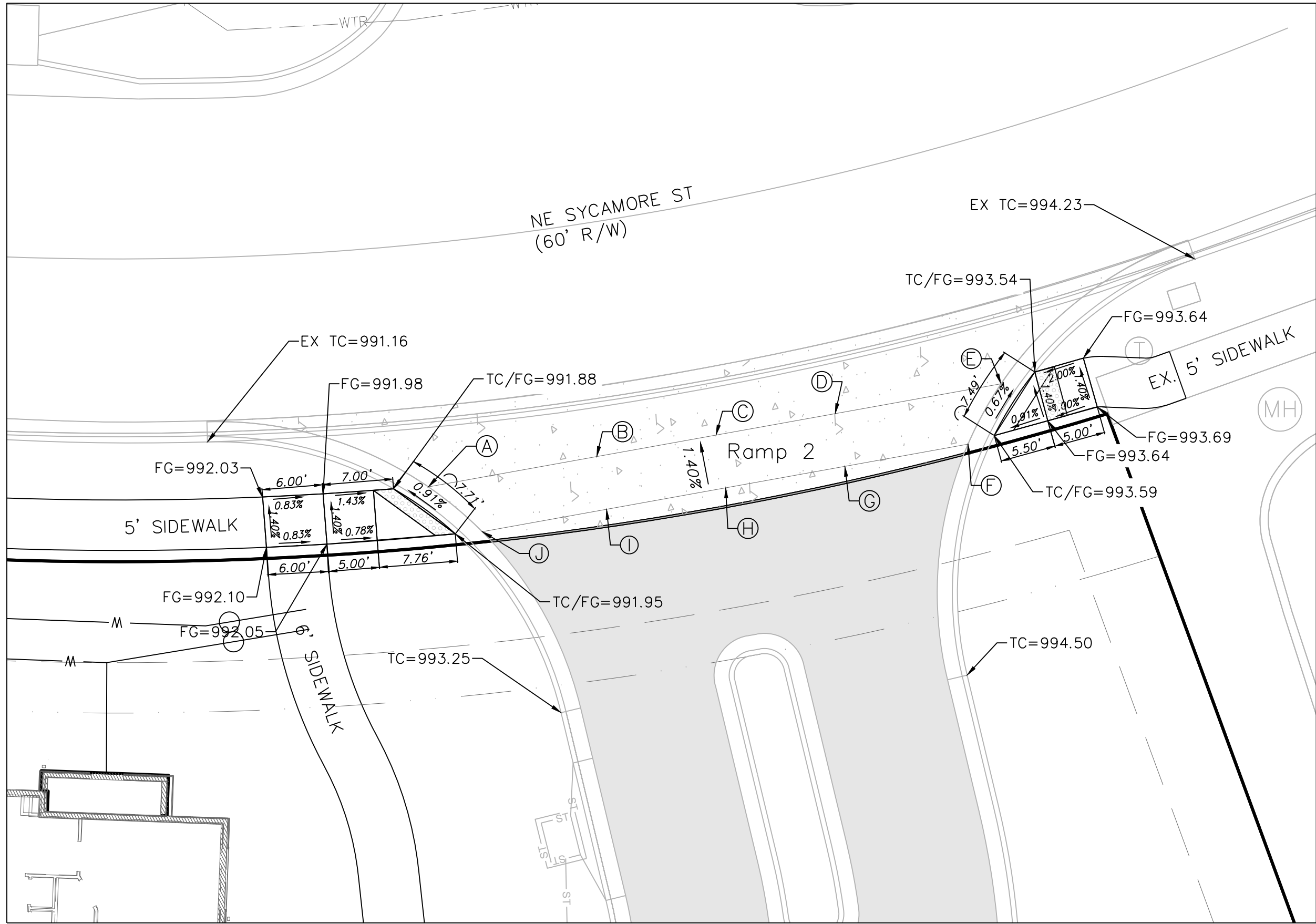
SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 1



SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 2

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

Legend:

EX TC = Existing Top of Curb

EX FG = Existing Finished Grade

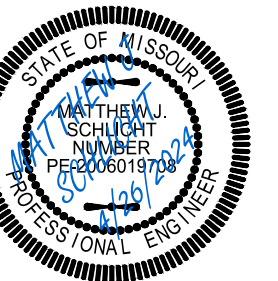
FG = Finished Grade

TC = Top of Curb

TC/FG = Top of Curb/Finished Grade

 Detectable Warning

Sidewalk and Intersection Plan
Construction Plans for:
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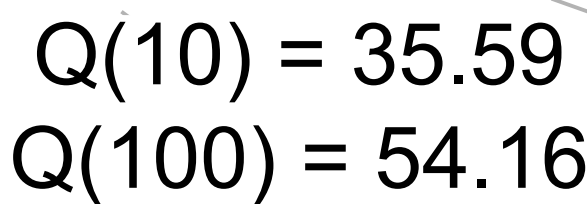
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REV. 3/7/2024

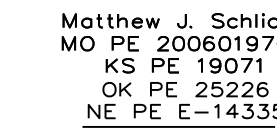
REV. 4/18/2024

REV. 4/26/2024

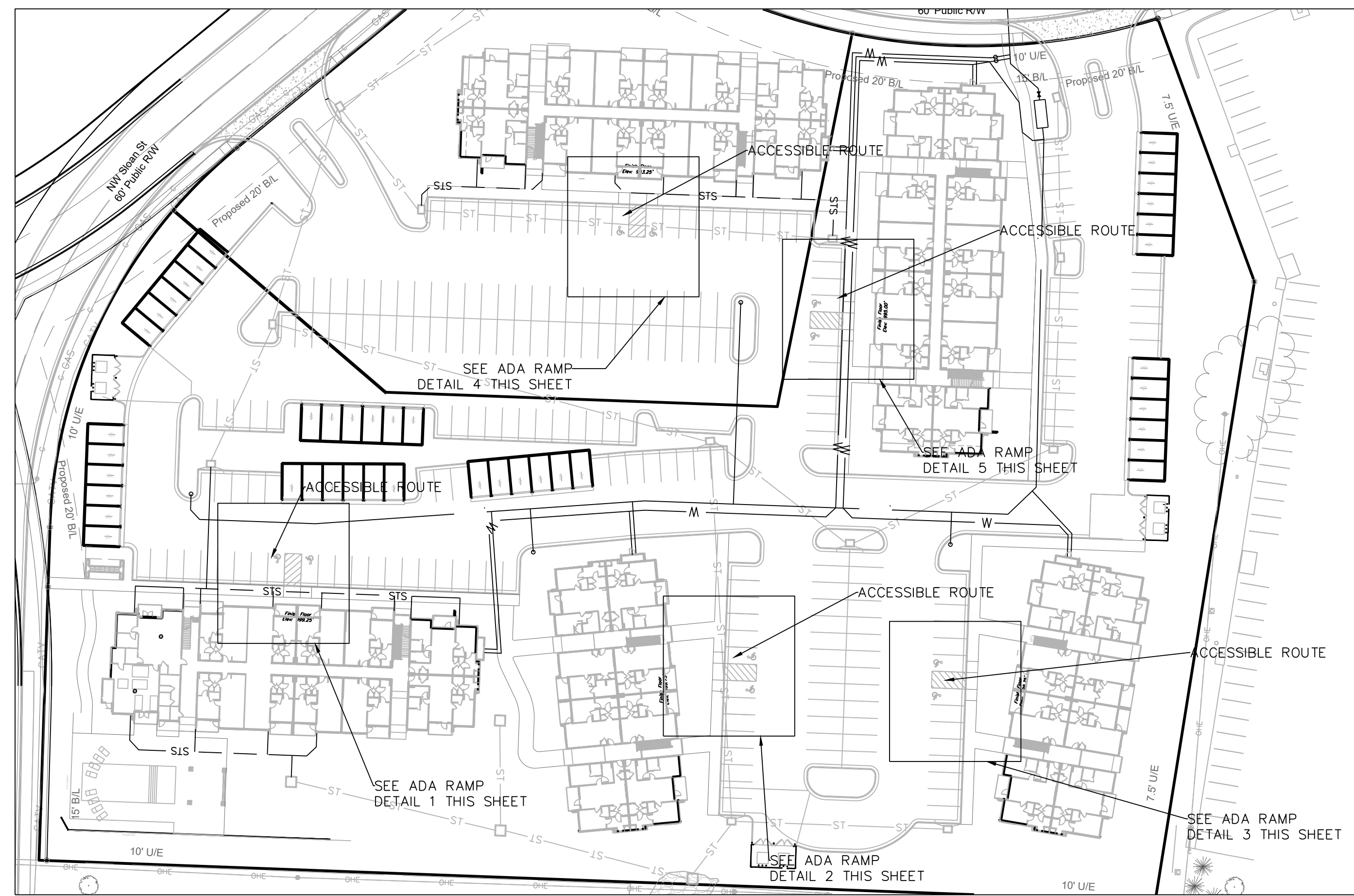
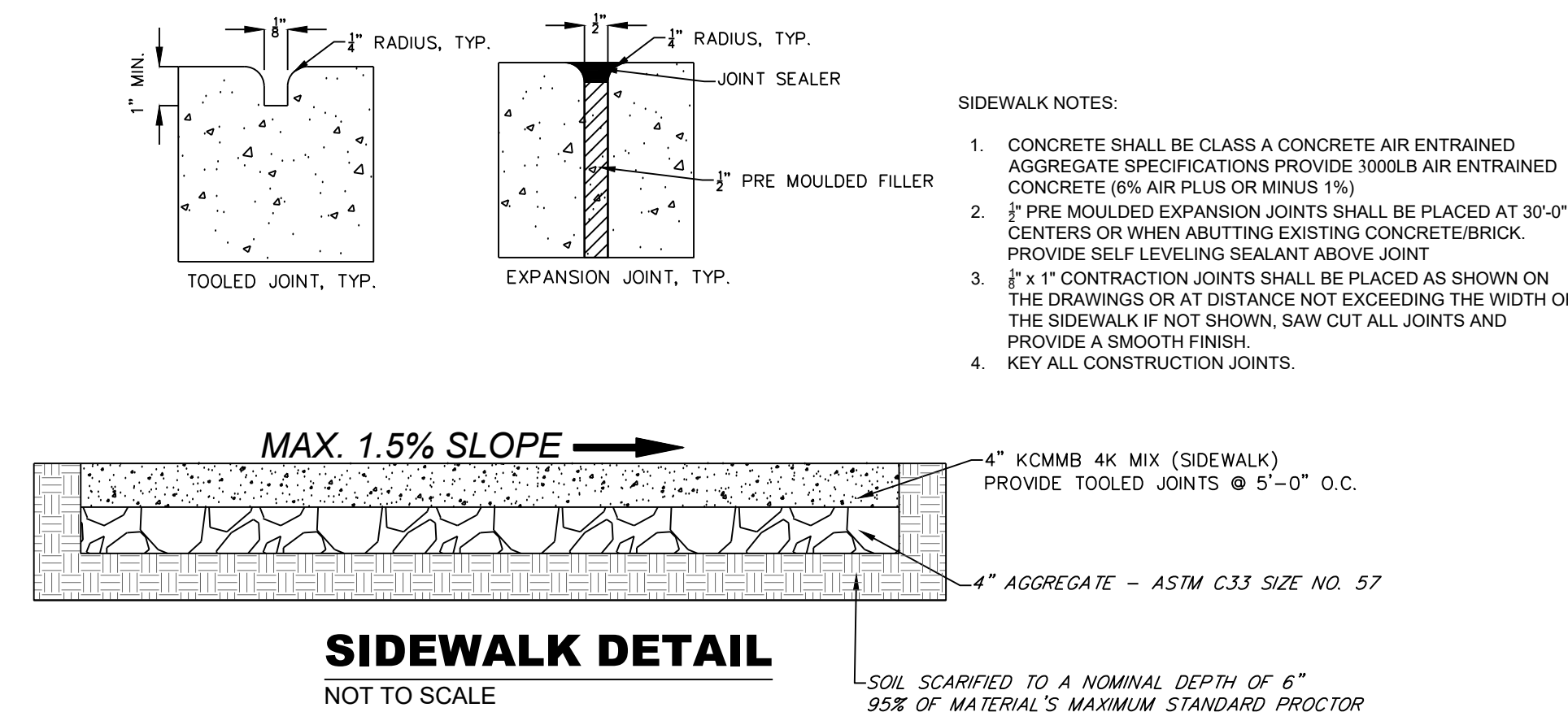
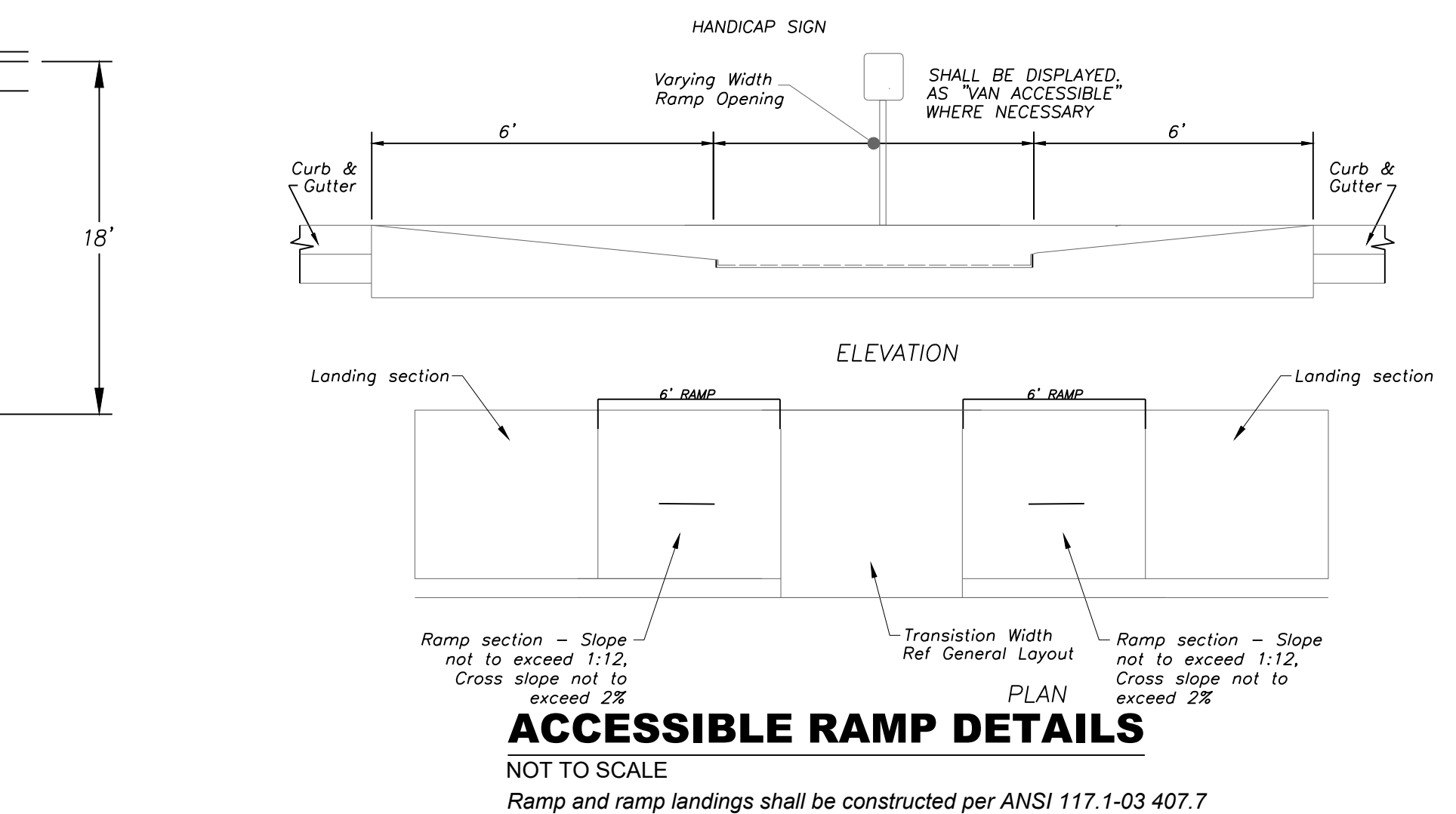
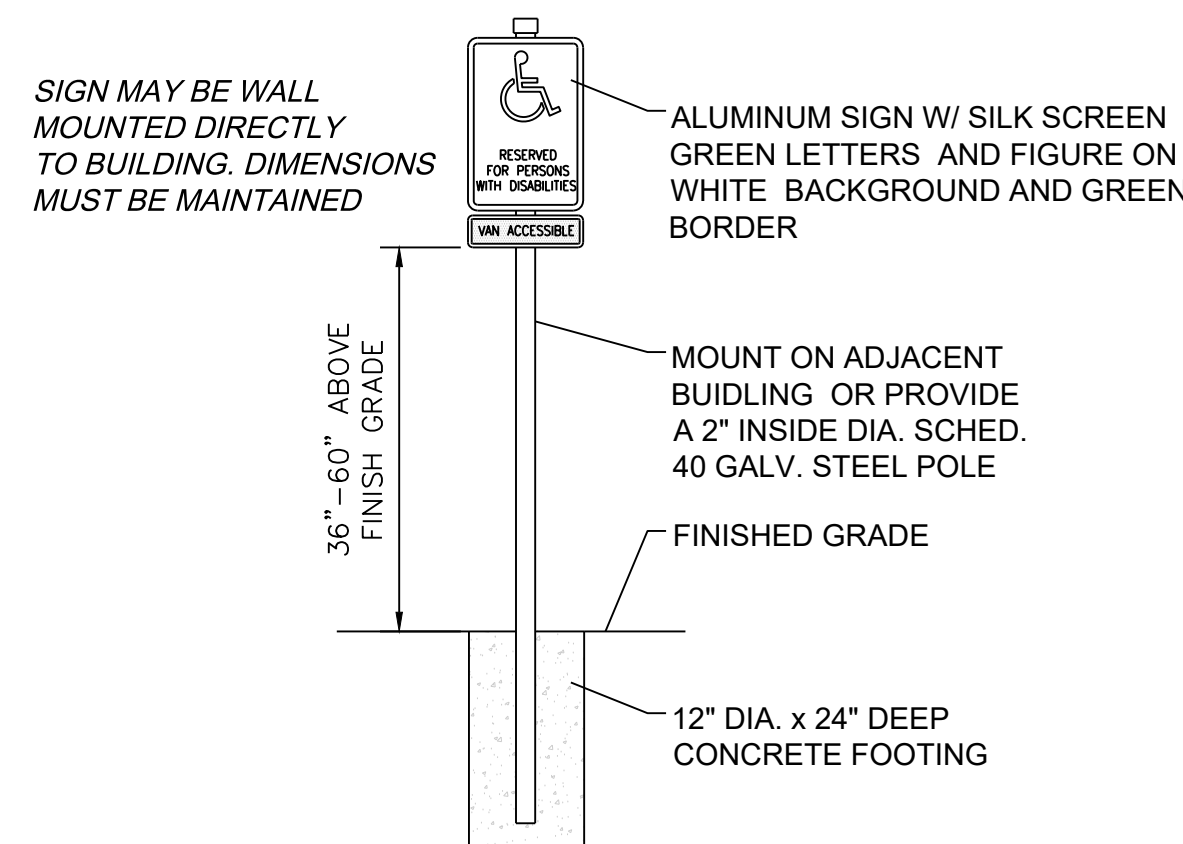
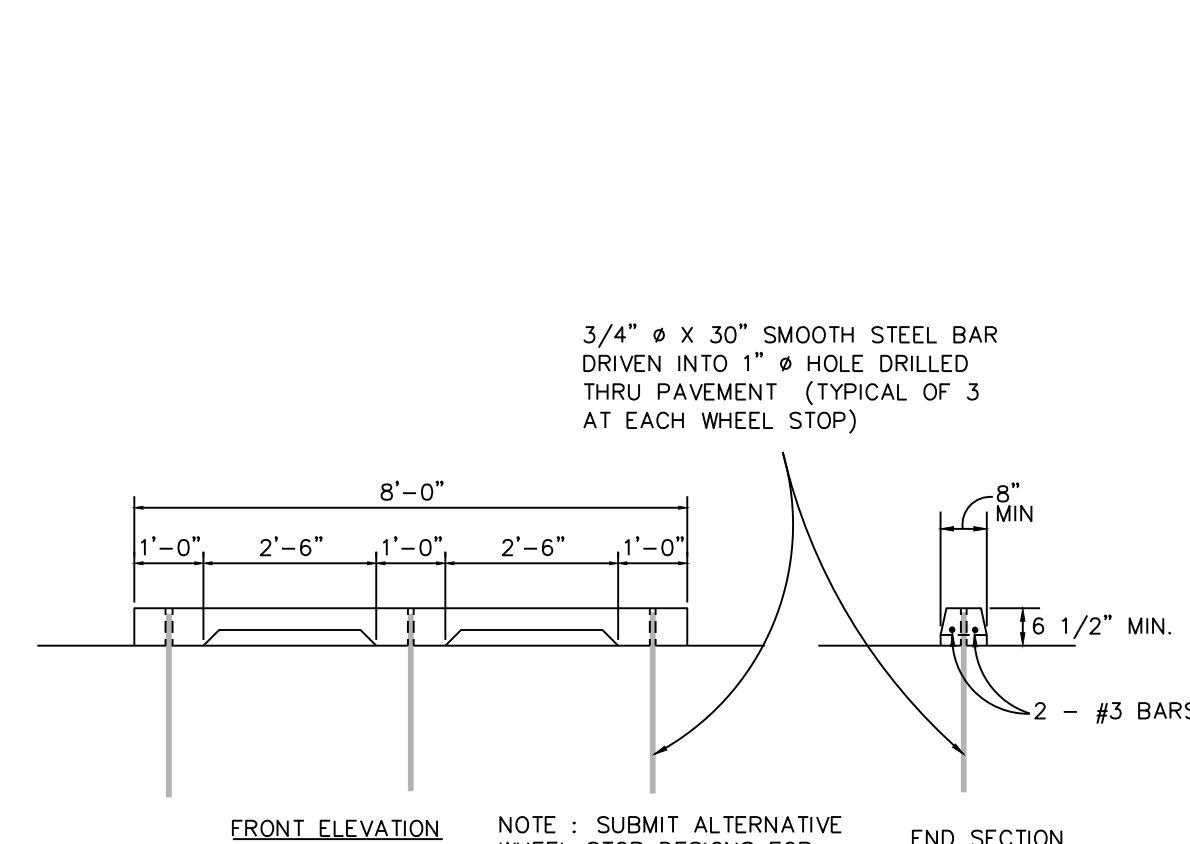
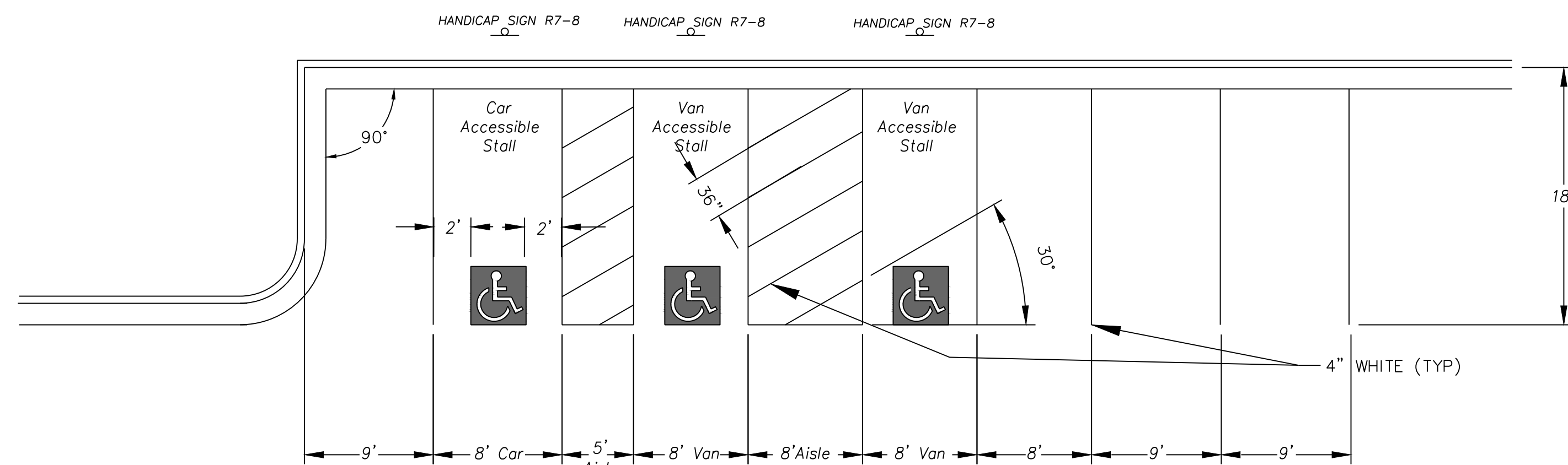
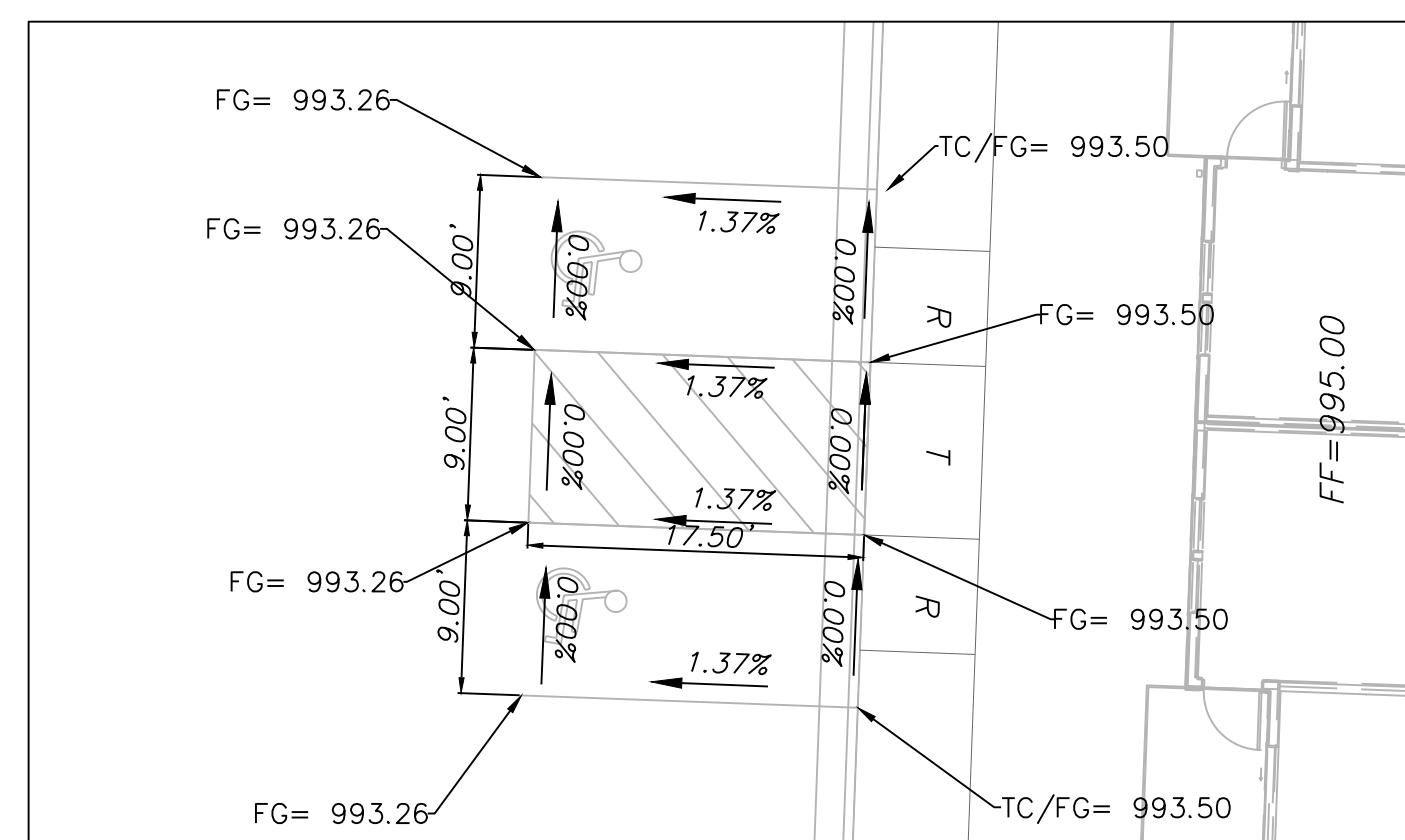
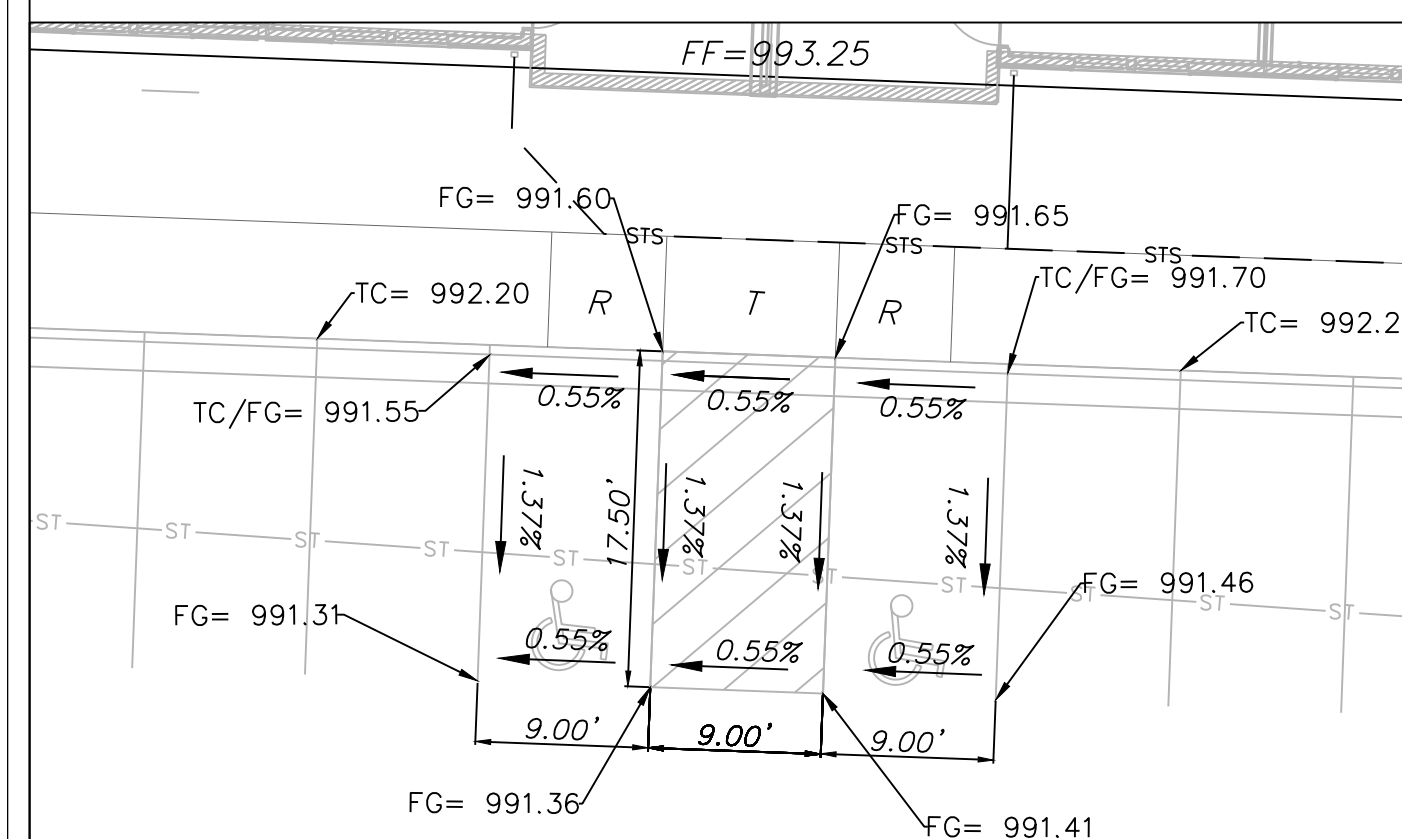
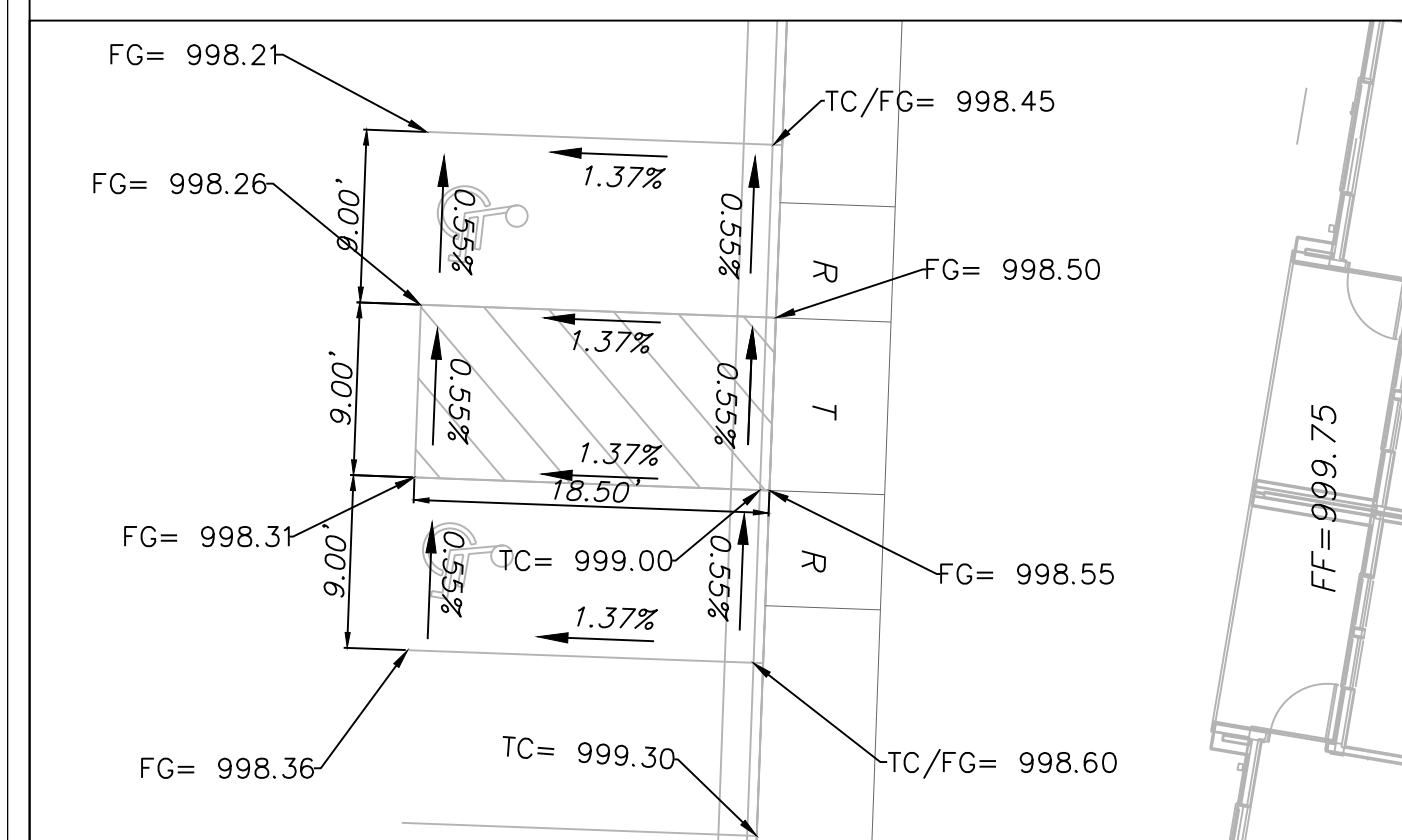
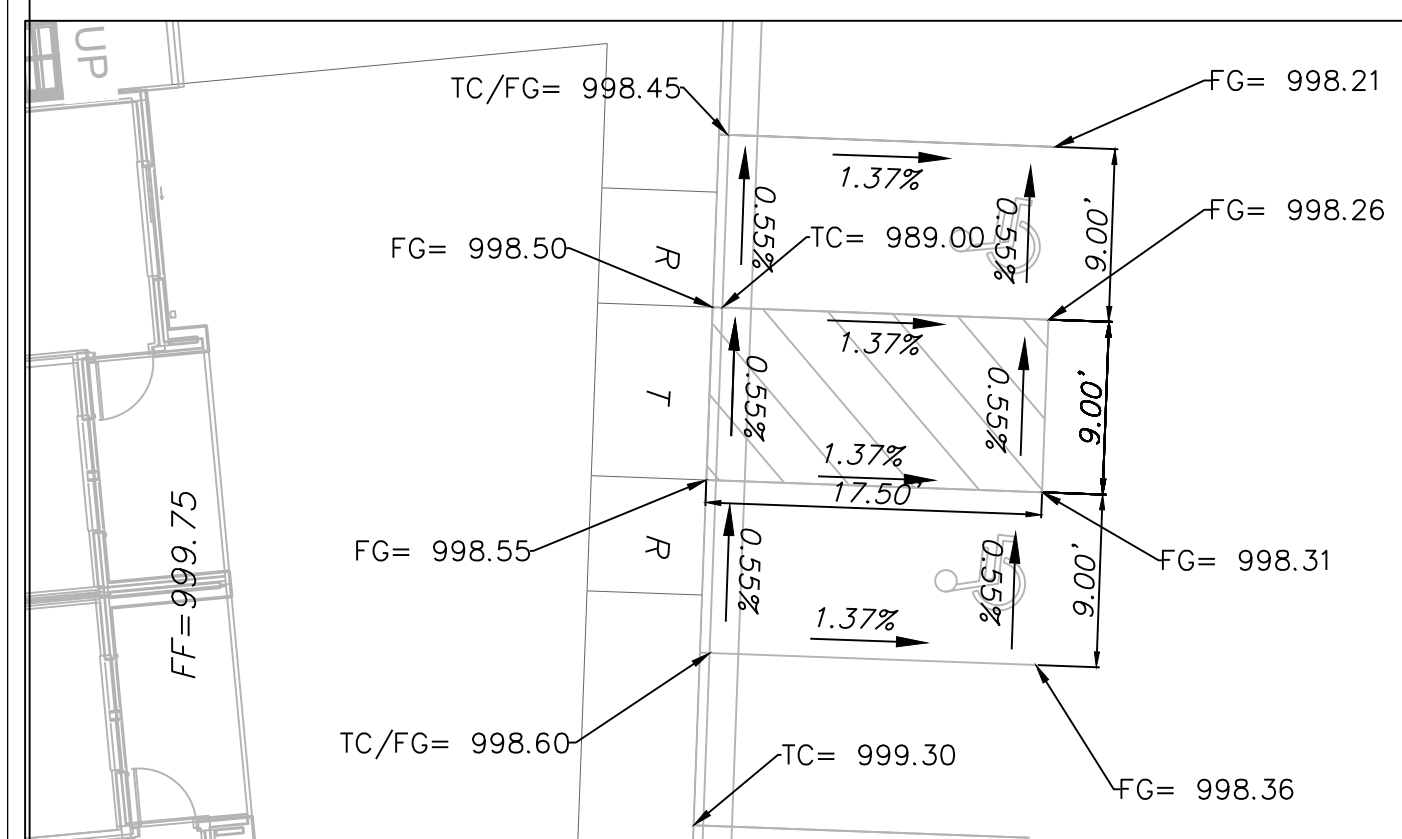
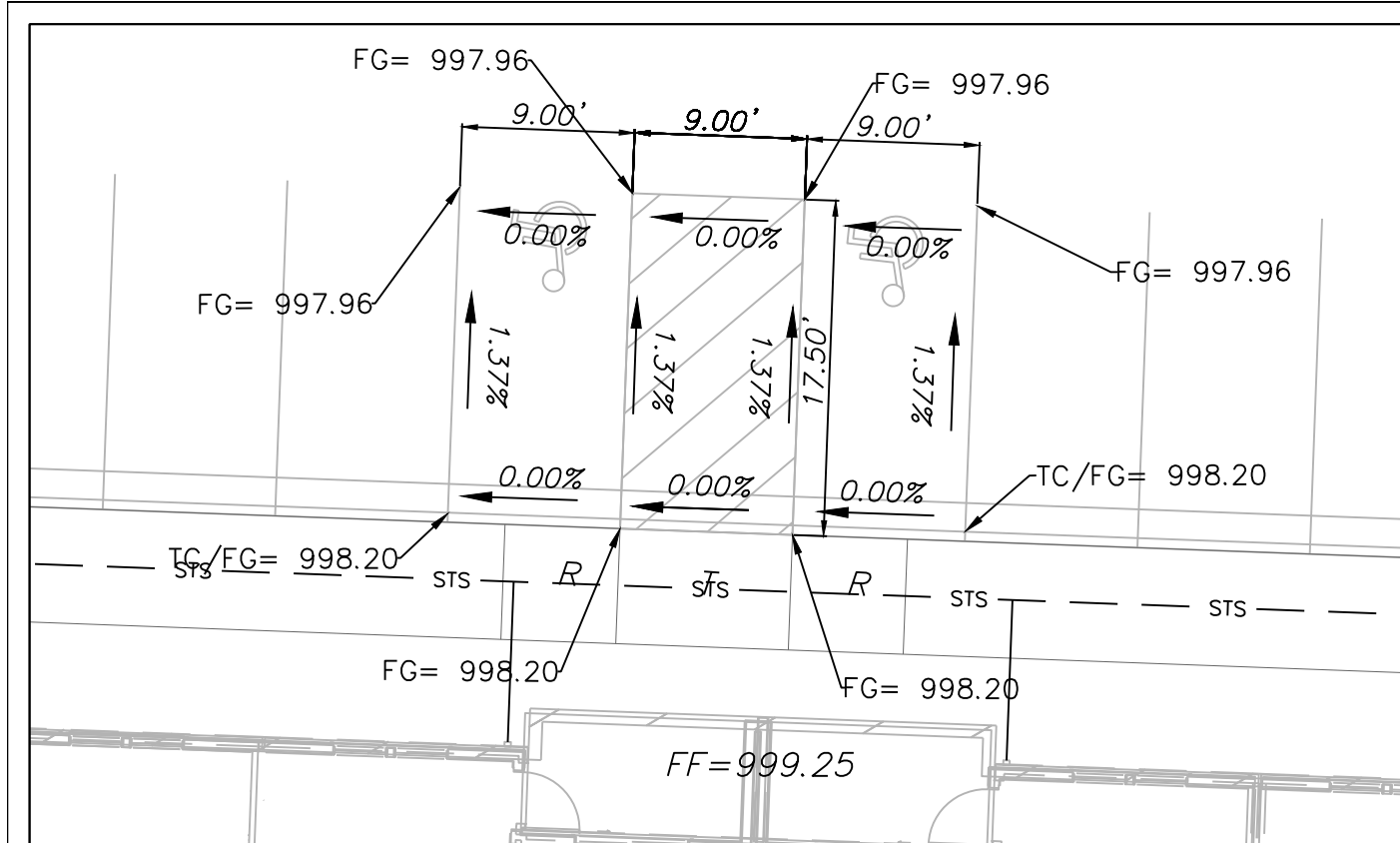


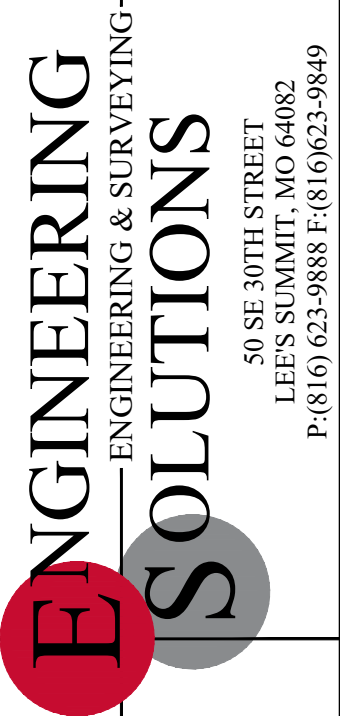
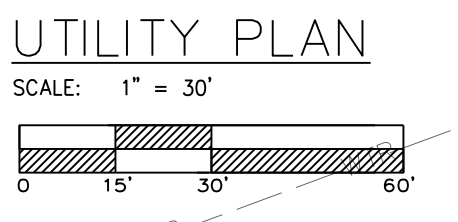
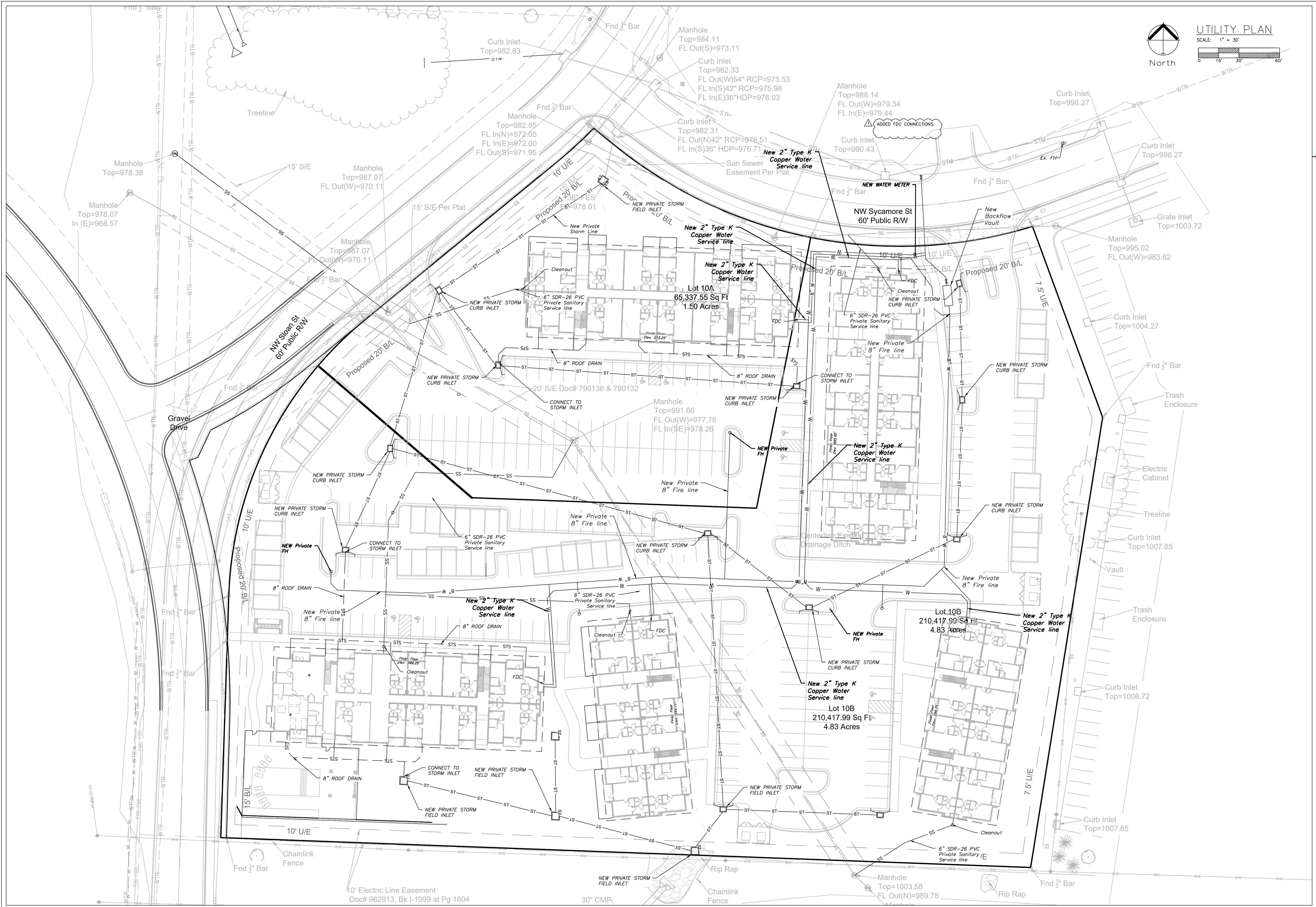
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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



C.20





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

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

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

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



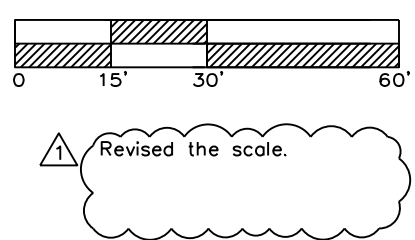
Matthew J. Schlicht
MO PE 200601708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
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REV. 4/26/2024	



STORM SEWER GENERAL LAYOUT

SCALE: 1" = 30'

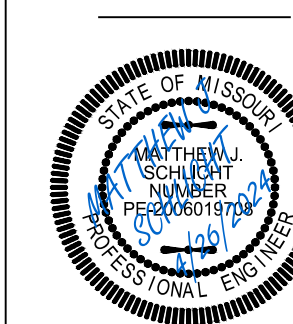


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Missouri
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Storm Sewer General Layout
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

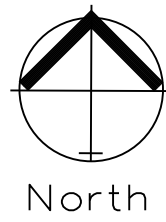
Project: L.S. STATION
LSMO
Issue Date:
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Storm Sewer General Layout
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

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REV. 3/7/2024	
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REV. 4/26/2024	



STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

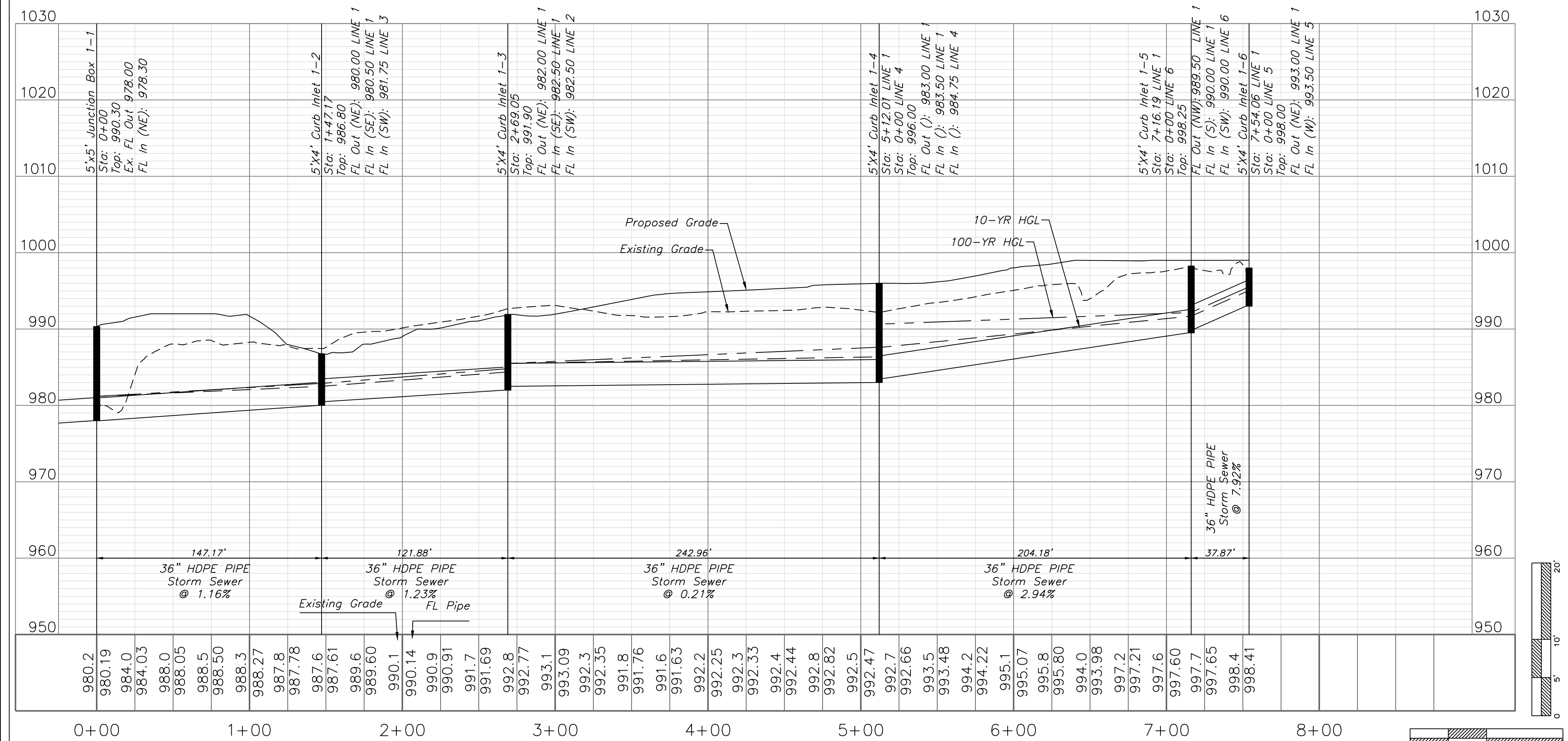


STORM SEWER PLAN AND PROFILE

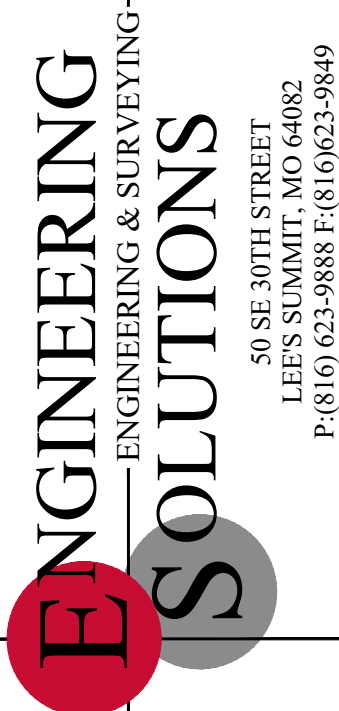
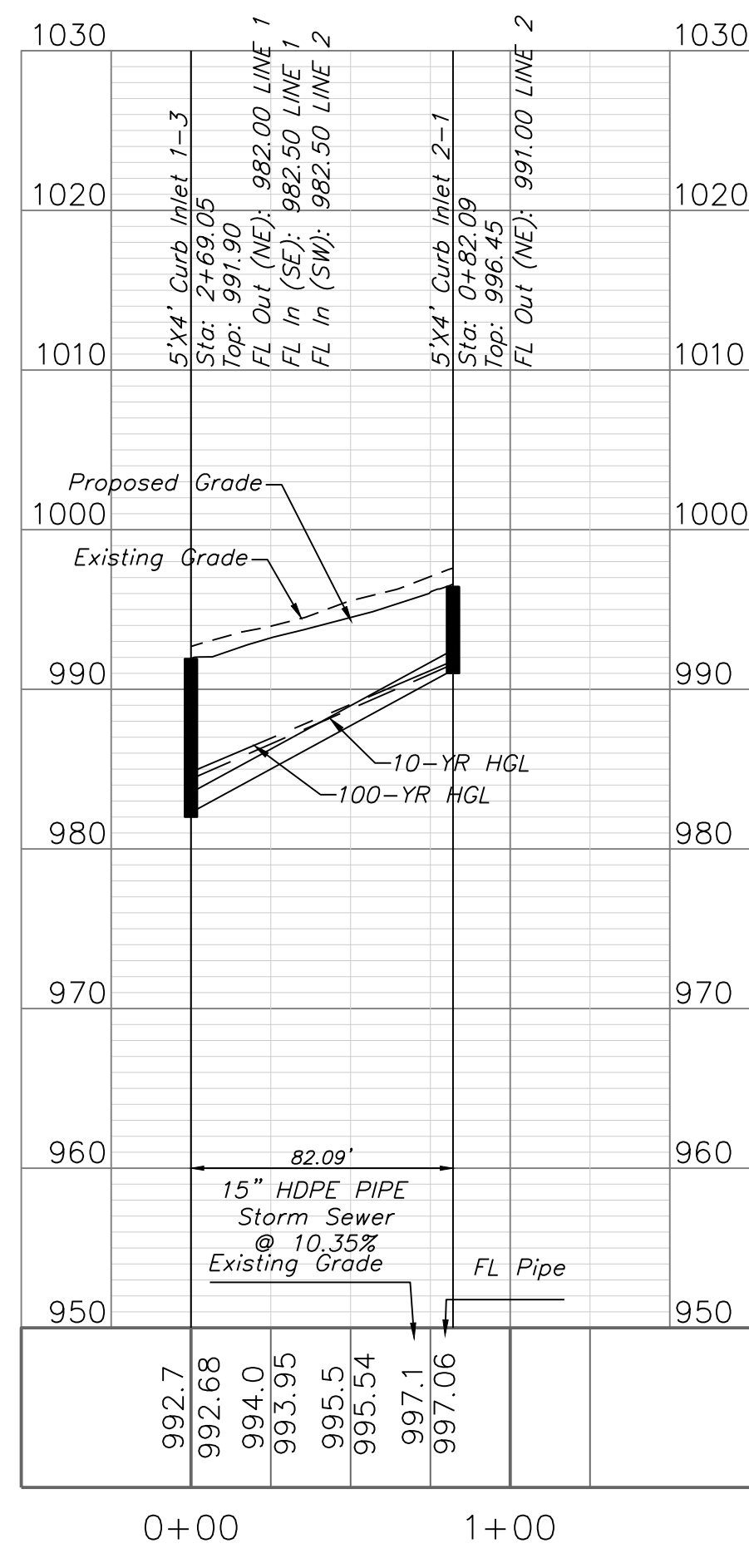
SCALE: 1" = 50'

REVISED SCALE.

STORM LINE 1



STORM LINE 2

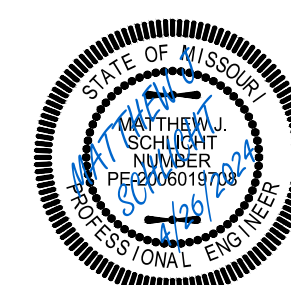


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

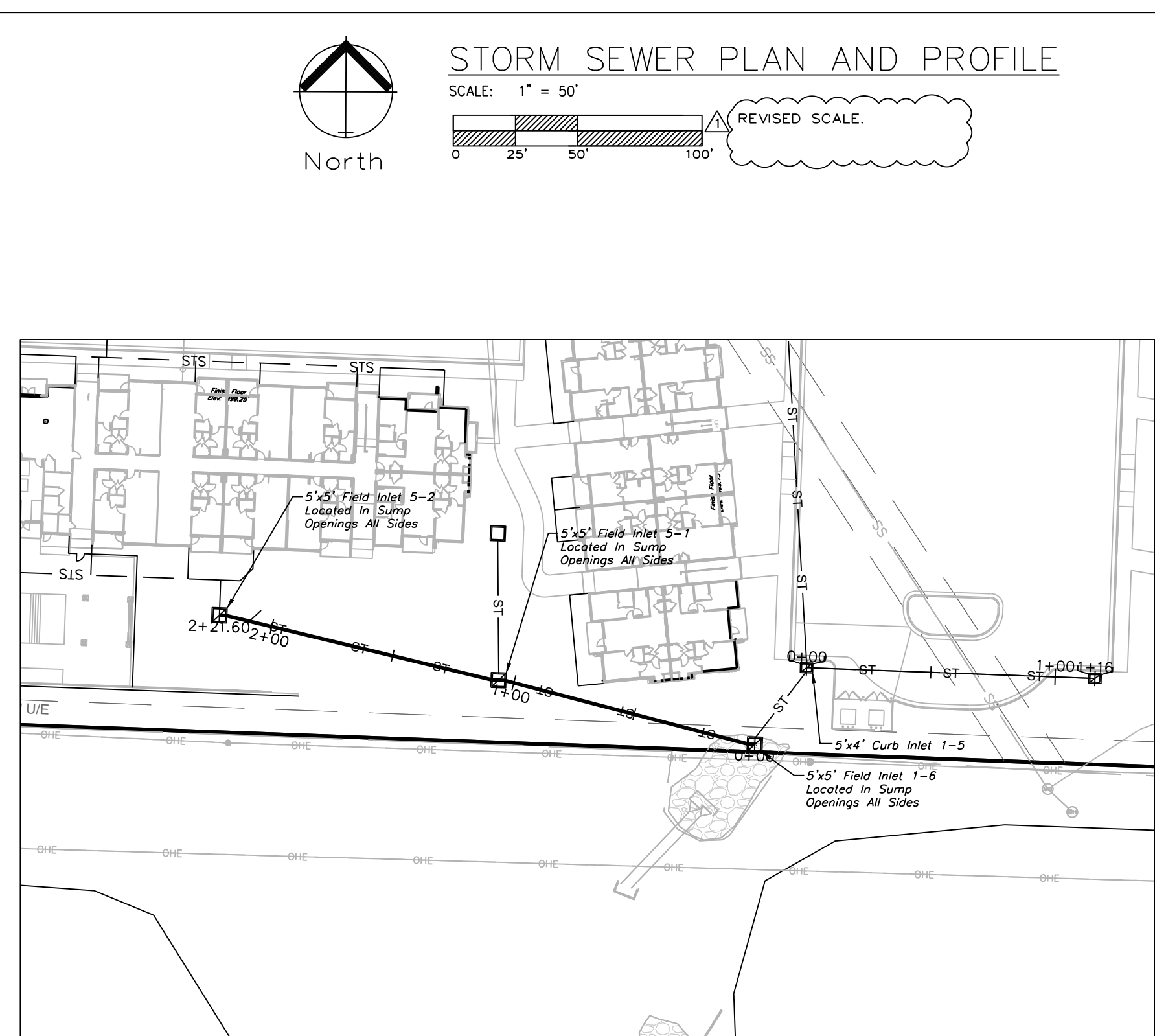
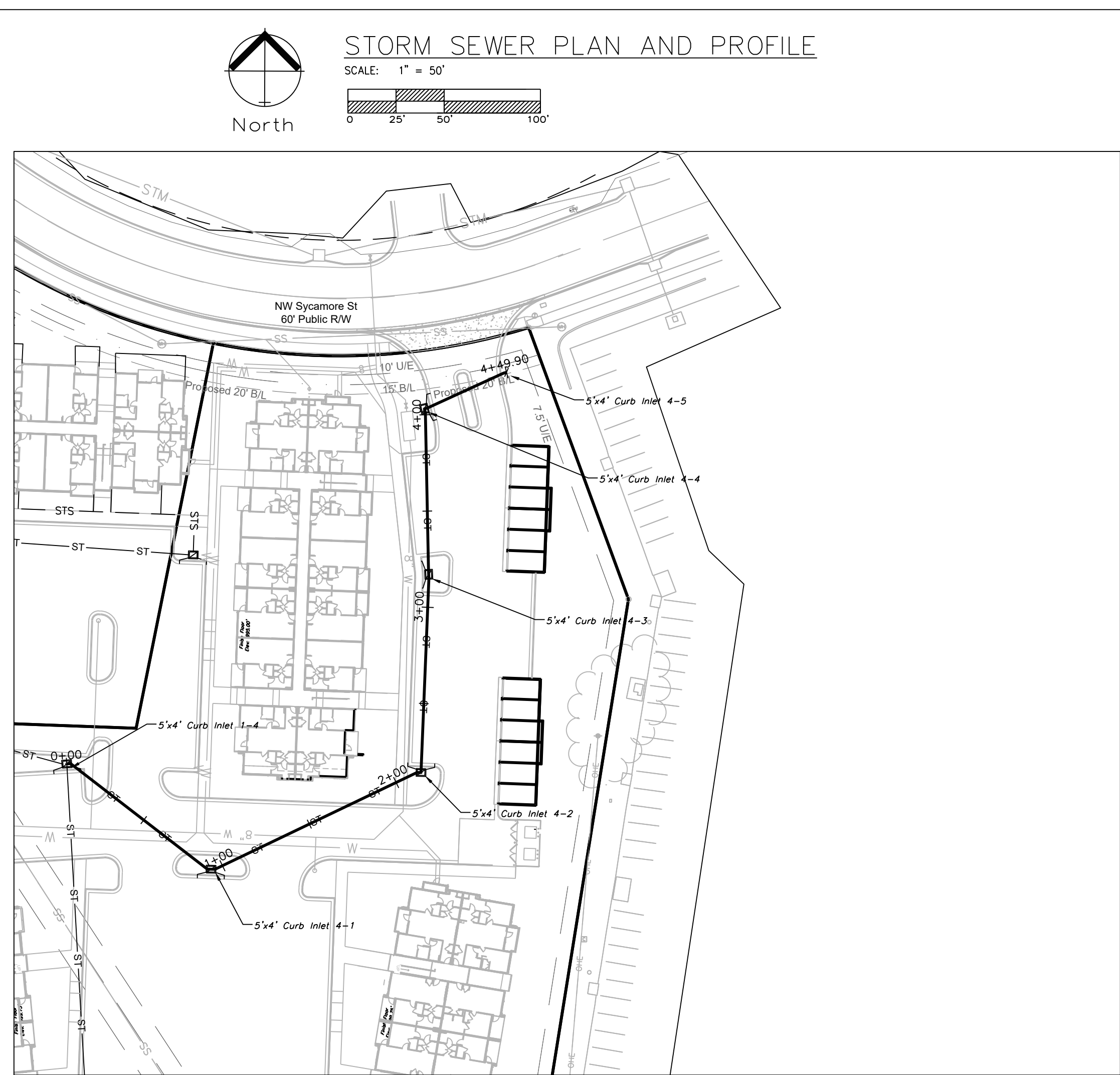
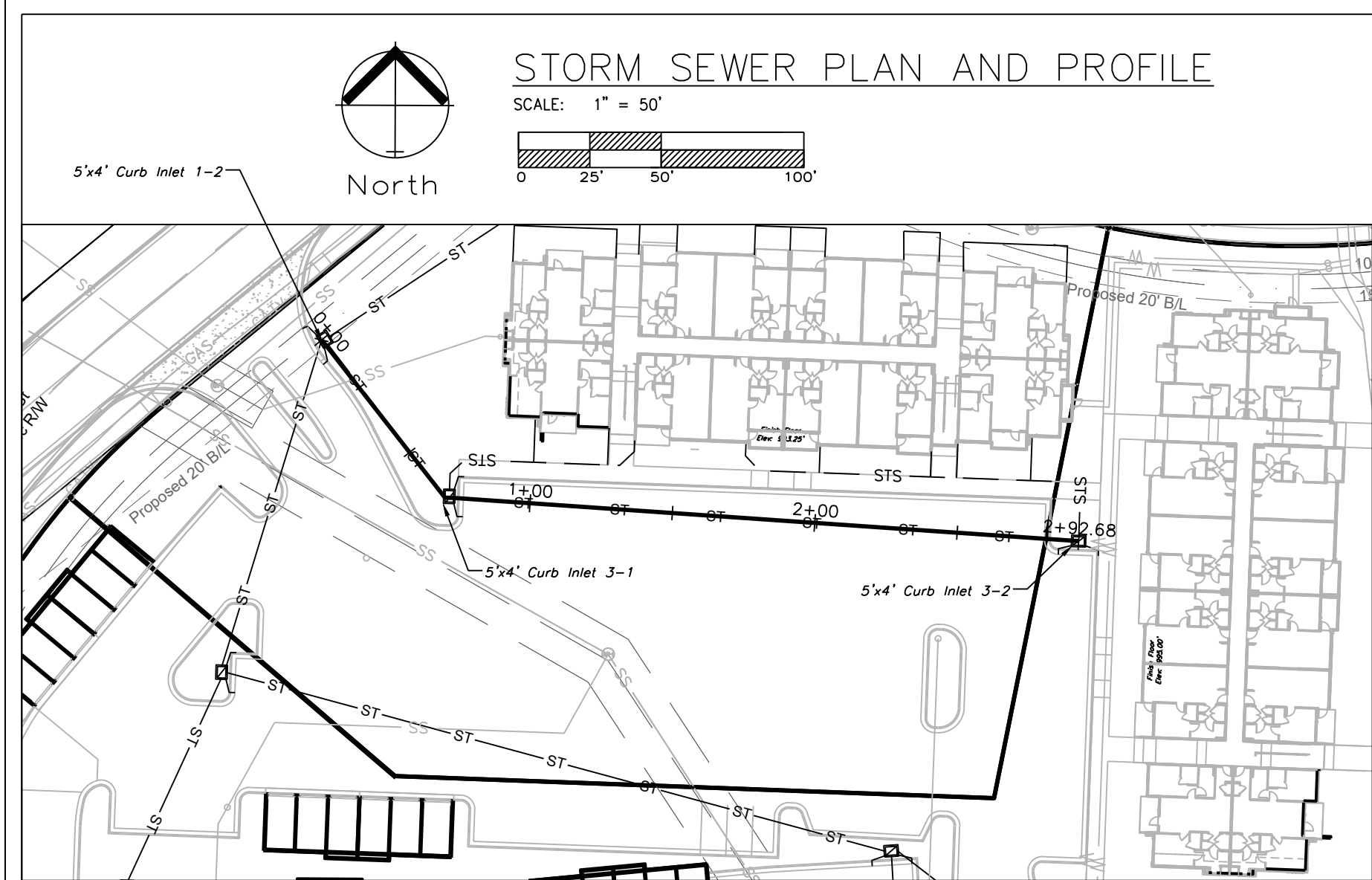
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Issue Date:
August 11, 2023

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

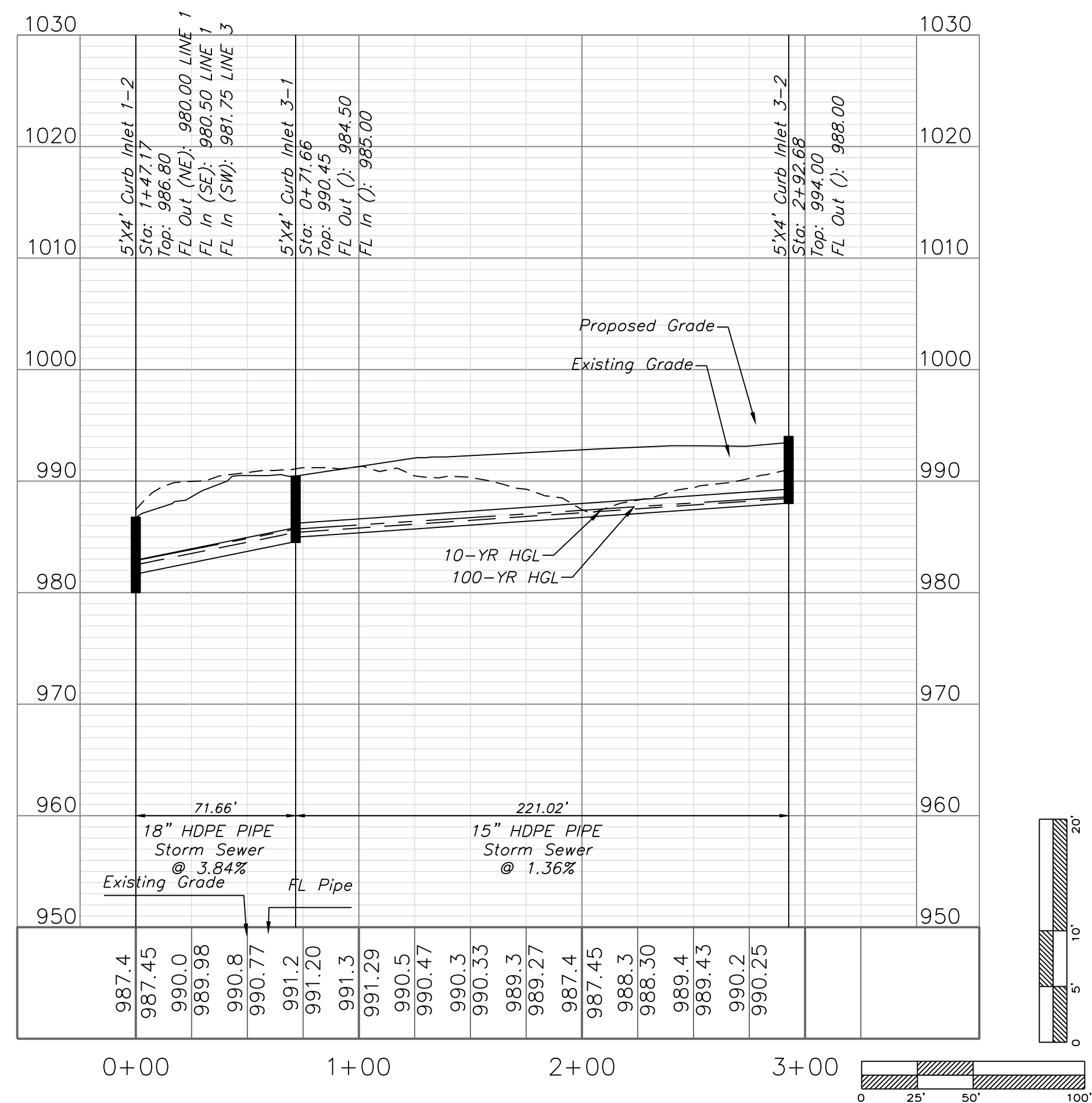


Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

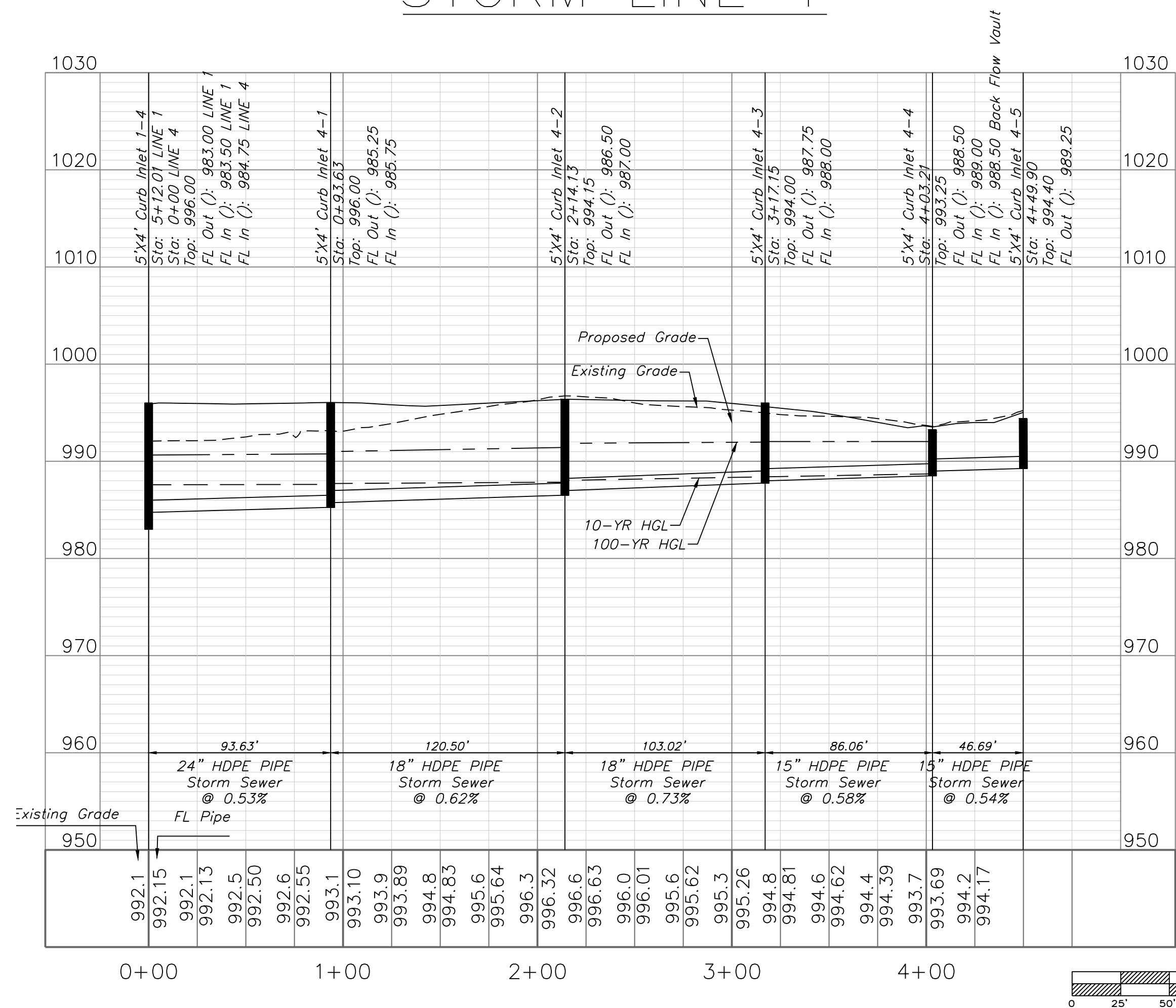
REVISIONS
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REV. 4/18/2024
REV. 4/26/2024



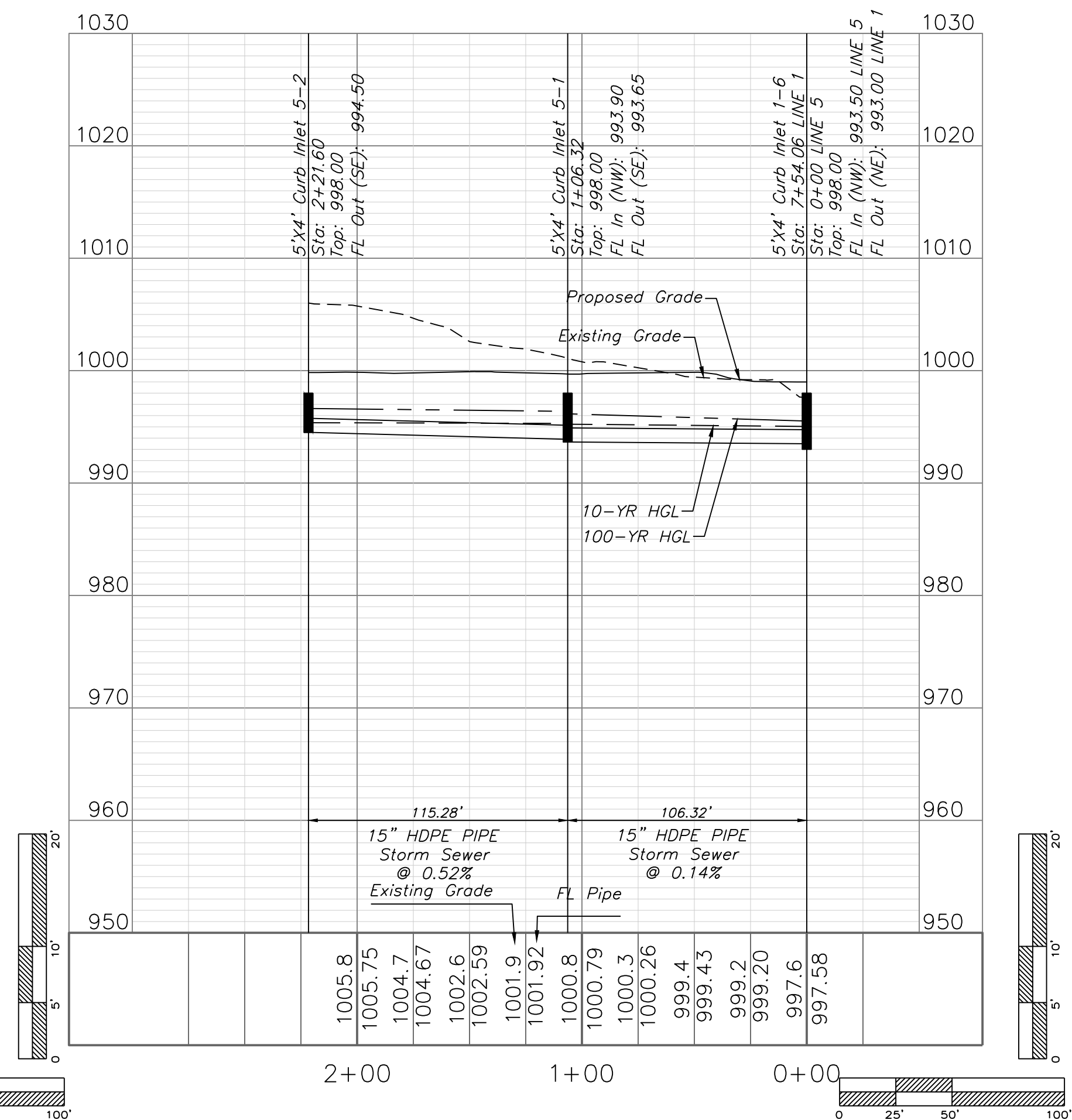
STORM LINE 3



STORM LINE 4



STORM LINE 5



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Engineering 6254
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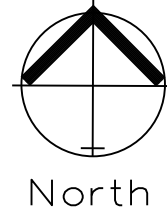
Project: L.S. STATION
LSMO
Issue Date:
August 11, 2023

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

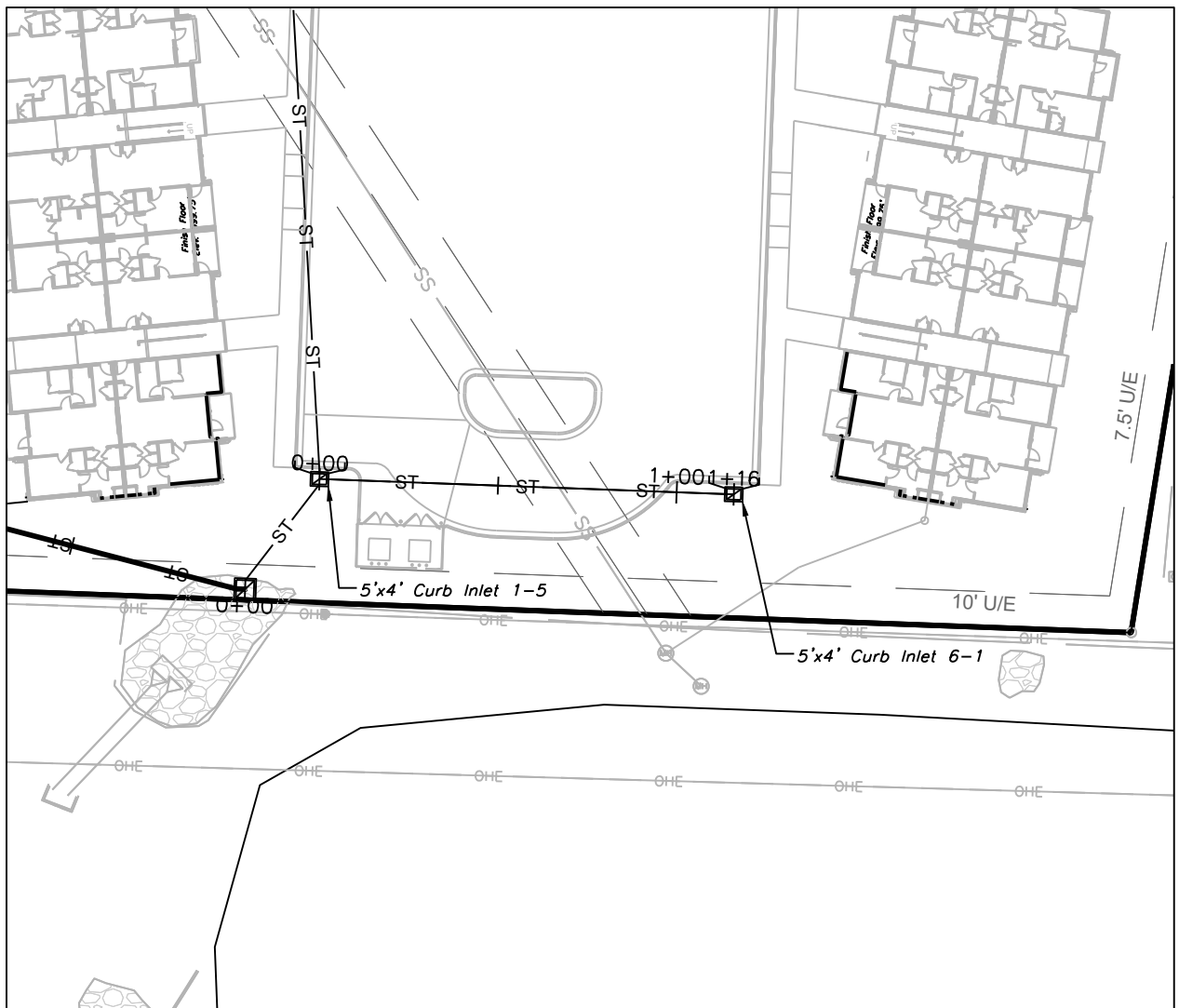
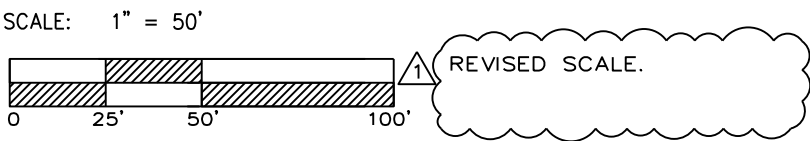
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NE PE E-14335

REVISIONS
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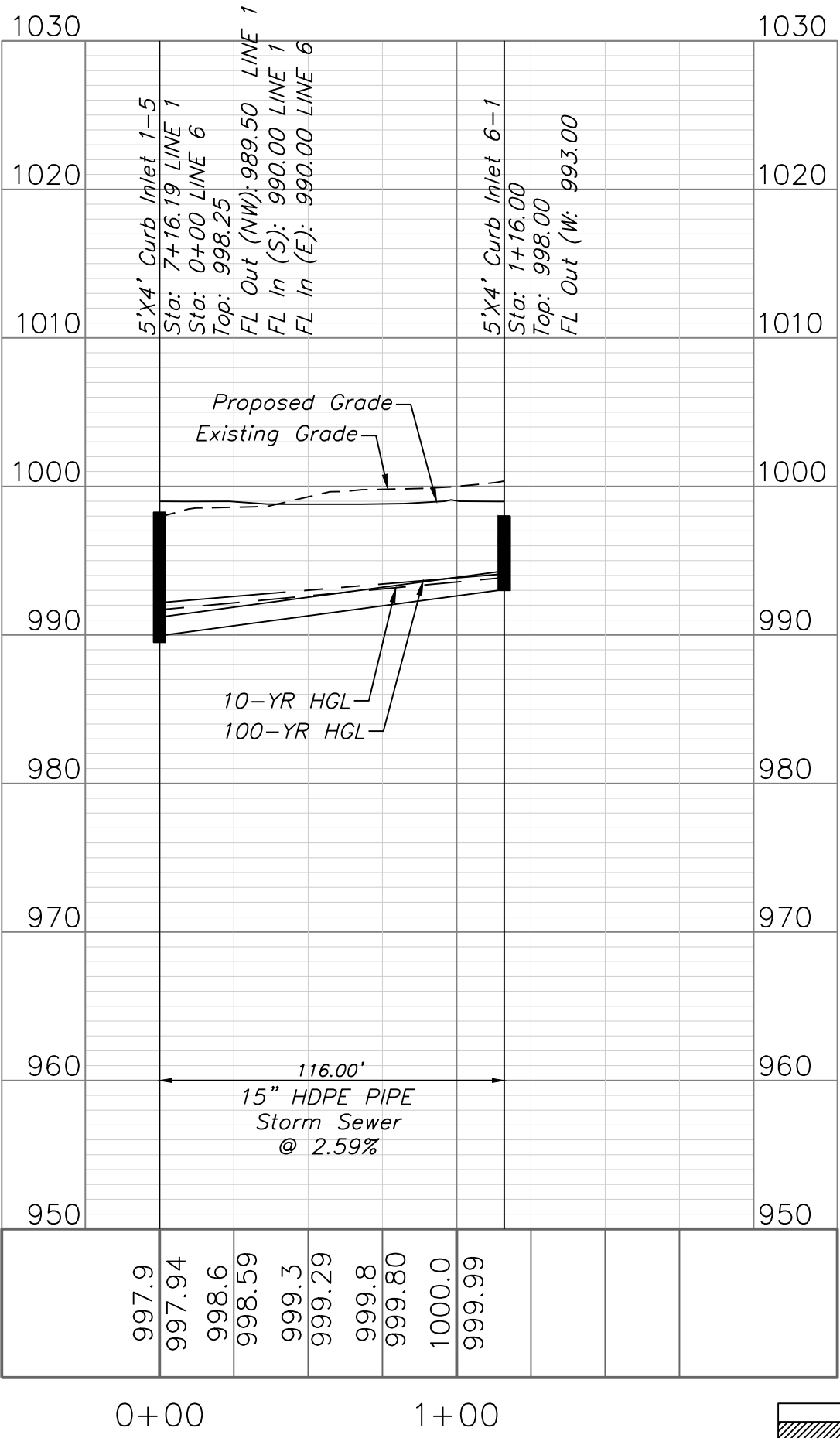
C. 303



STORM SEWER PLAN AND PROFILE



STORM LINE 6

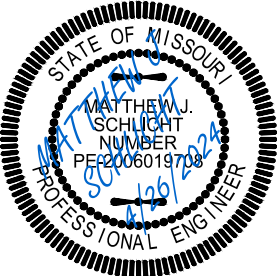


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Surveying 2005008319-D
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Surveying LS-218
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

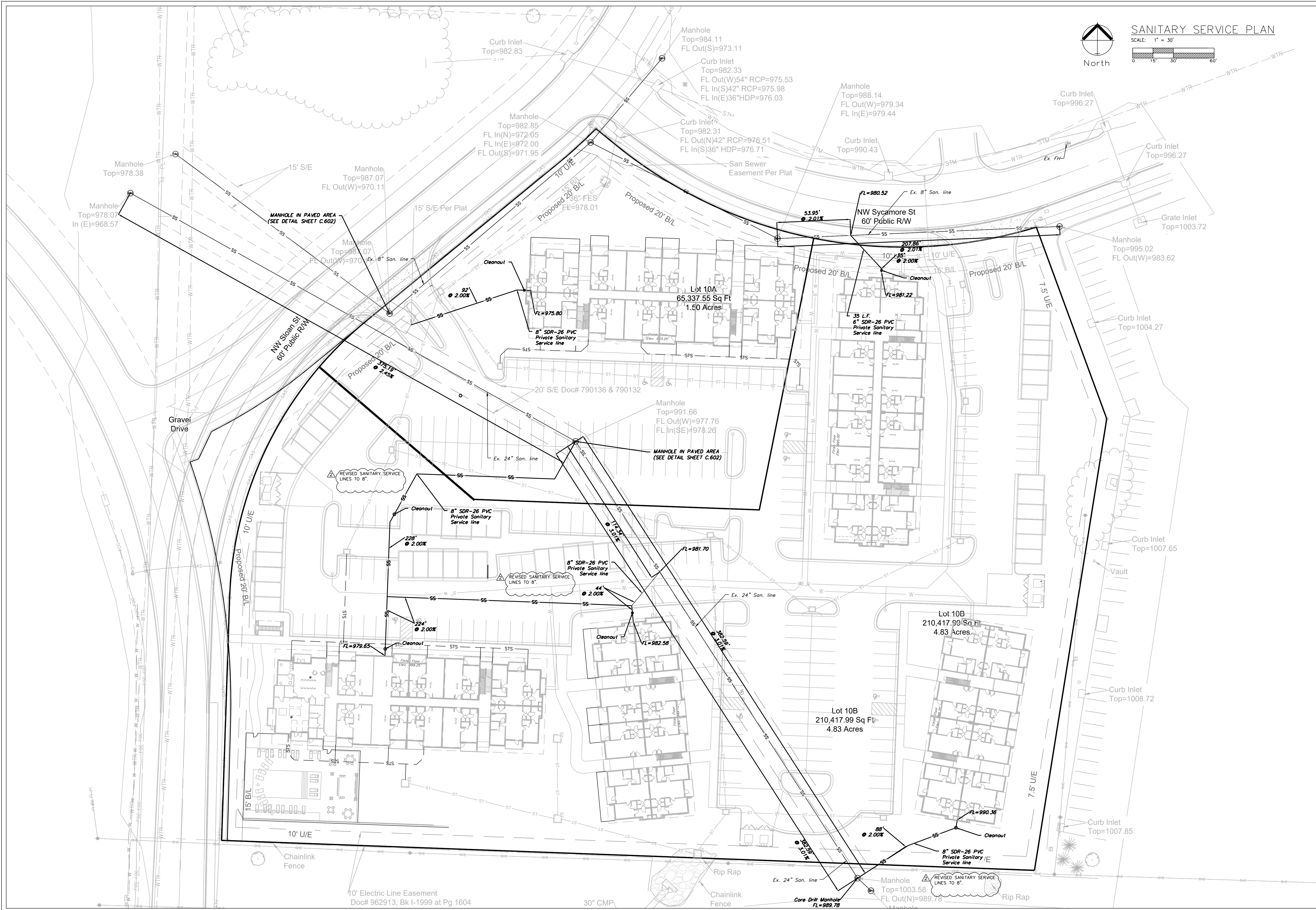
Project: DOUGLAS STATION
LSMO
Issue Date:
August 11, 2023

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



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

REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024



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LEE'S SUMMIT, MO 64082
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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

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

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

Matthew J. Schlicht
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REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024

C. 400

Douglas Station Commercial Park

PRIVATE WATER LINE PLANS

Section 31, Township 48, Range 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

DEVELOPER:
DOUGLAS STATION LLC
MIKE ATCHESON
3170 NE CARNEGIE DR, STE 400
LEE'S SUMMIT, MO 64064
(816) 875-2400

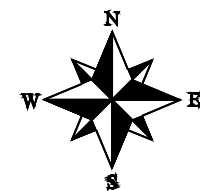
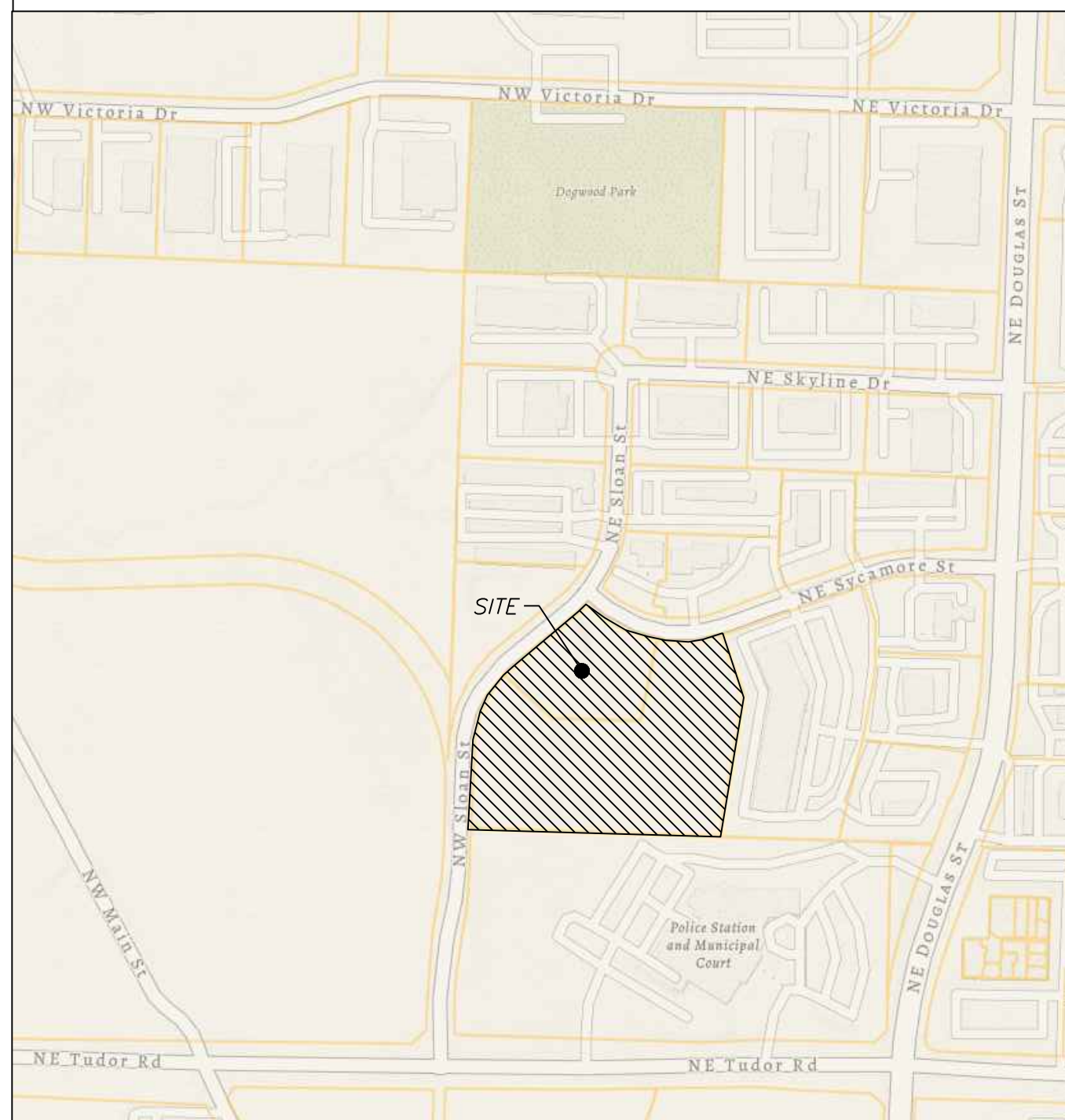
PROPERTY DESCRIPTION (Old Republic National Title Insurance Company, Policy No. 23063197)
(March 28, 2023, at 8:00 AM)

Description taken verbatim from Commitment

Lot 10A, DOUGLAS STATION COMMERCIAL PARK - LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Lot 10B, DOUGLAS STATION COMMERCIAL PARK - LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Tract A, DOUGLAS STATION COMMERCIAL PARK-LOTS 1 THROUGH 10 & TRACT A, a subdivision in Lee's Summit, Jackson County, Missouri.

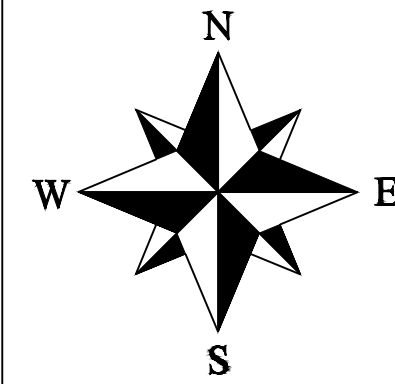
OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0417G EFFECTIVE DATE: JANUARY 20, 2017.



SITE LOCATION MAP

SCALE" 1"=100'



INDEX OF SHEETS:

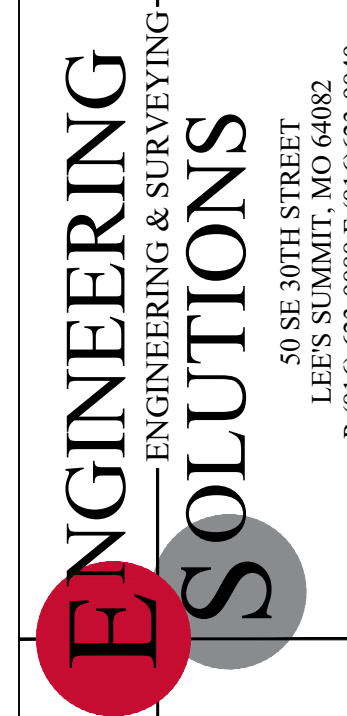
C.500 ~ COVER SHEET
C.501 ~ WATER LINE PLAN
C.502 ~ WATER LINE PLAN AND PROFILE
C.505 ~ STANDARD DETAILS

LEGEND:

B/L - BUILDING SET-BACK
C/A - COMMON AREA
D/E - DRAINAGE EASEMENT
FND. - FOUND
L/E - LANDSCAPE EASEMENT
L.N.A. - LIMITS OF NO ACCESS
R/W - RIGHT OF WAY
SAN - SANITARY SEWER LINE
S/W - SIDEWALK
U/E - UTILITY EASEMENT
W - WATER LINE
ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

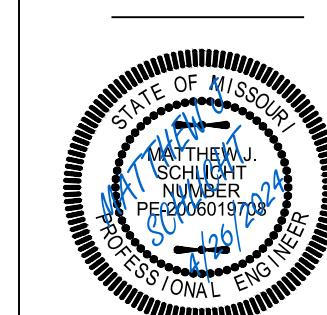
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
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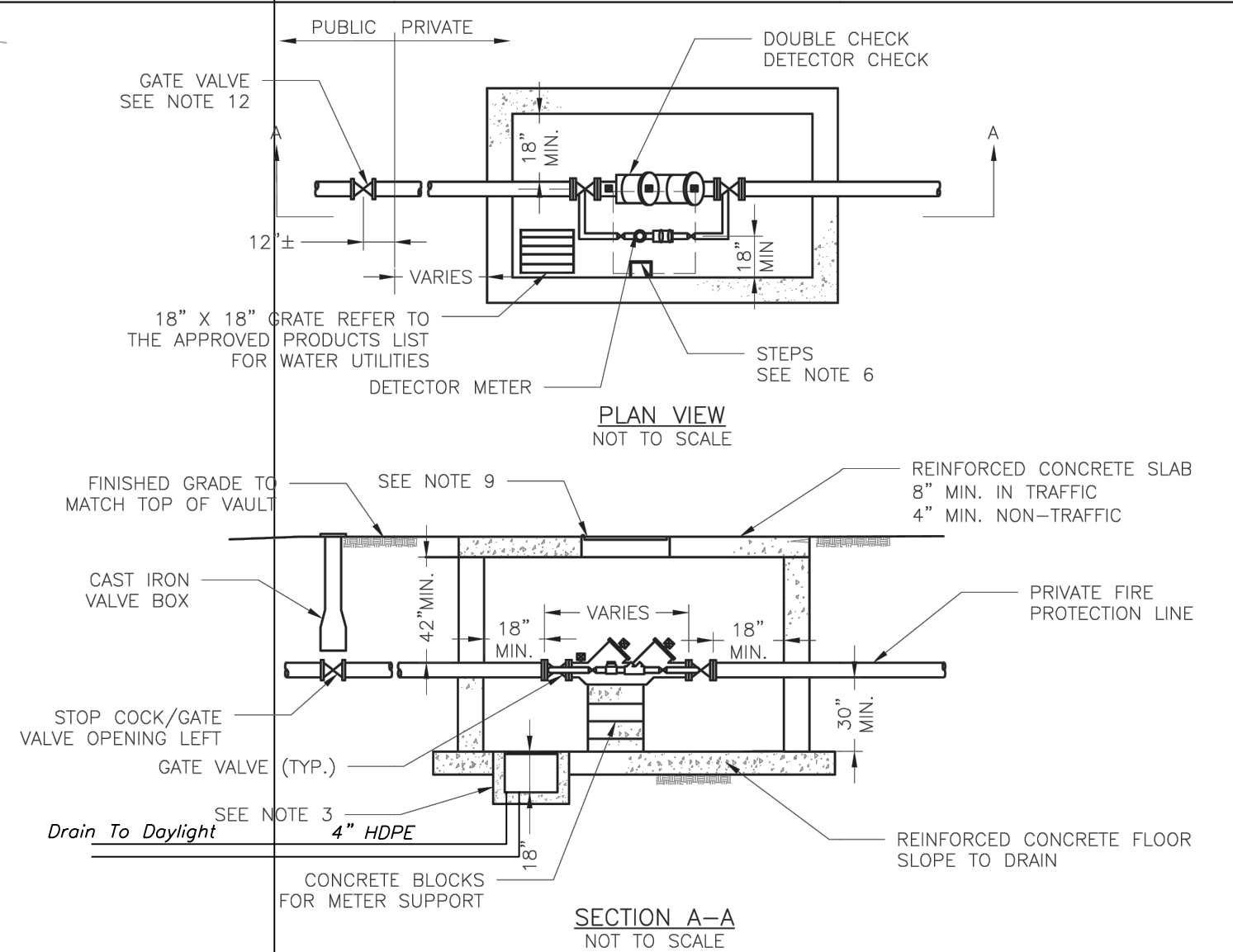
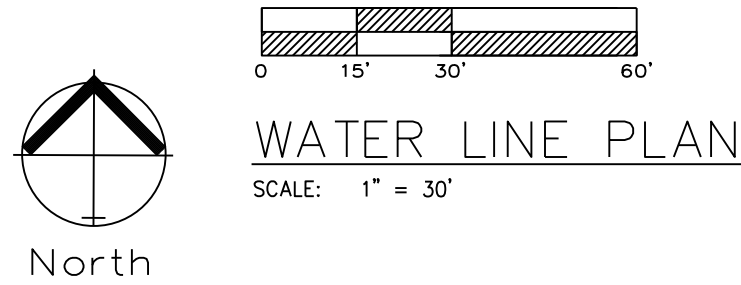
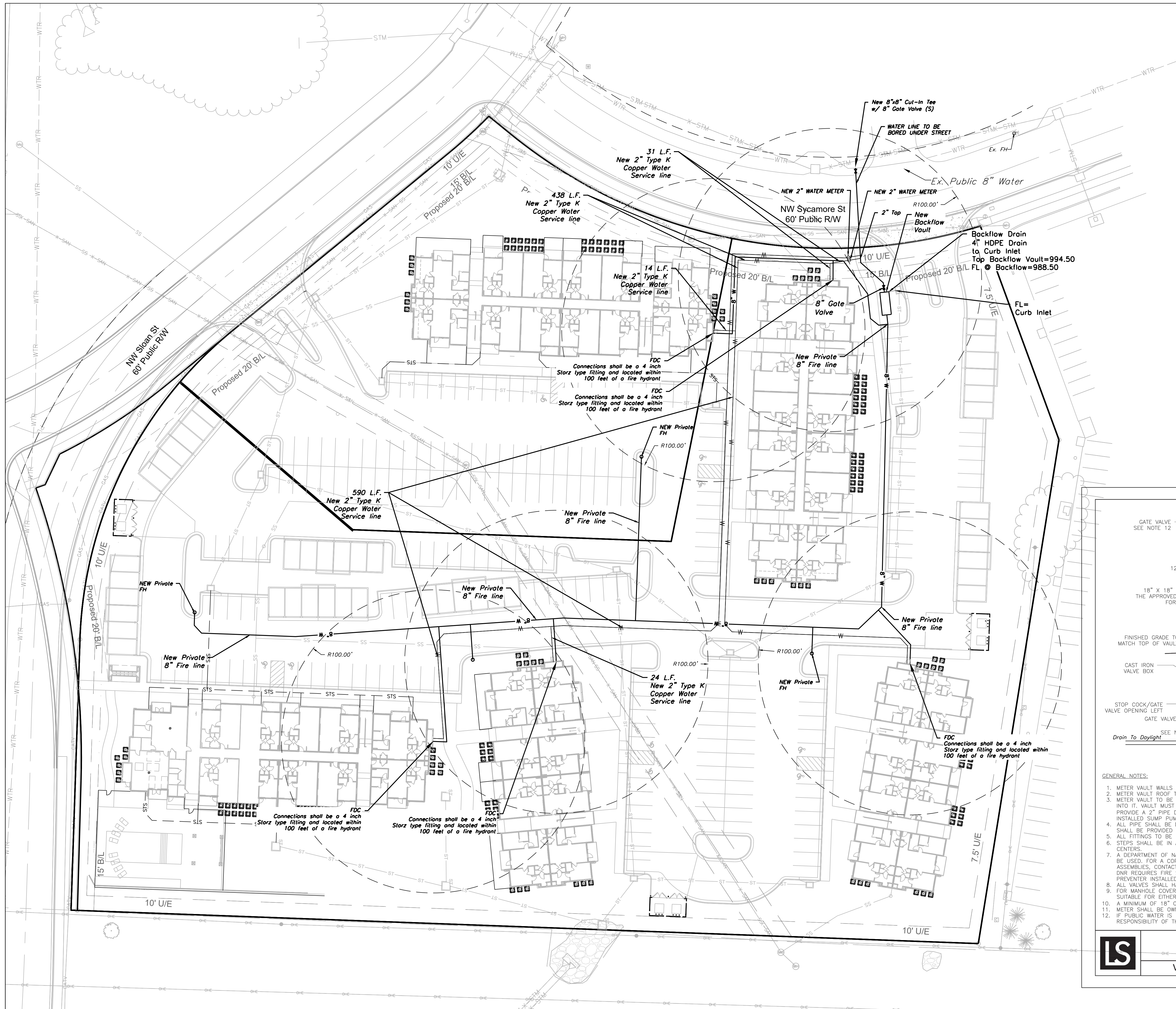
Project: DOUGLAS STATION
LSMO
Issue Date:
August 11, 2023

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



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

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REV. 3/7/2024
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REV. 4/26/2024



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

LS

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

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

WAT-12

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64062
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
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Nebraska
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Project: LEO STATION
LSMO

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

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

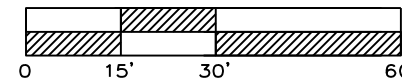
REVISIONS

REV. 3/7/2024

REV. 4/18/2024

REV. 4/26/2024

C.501

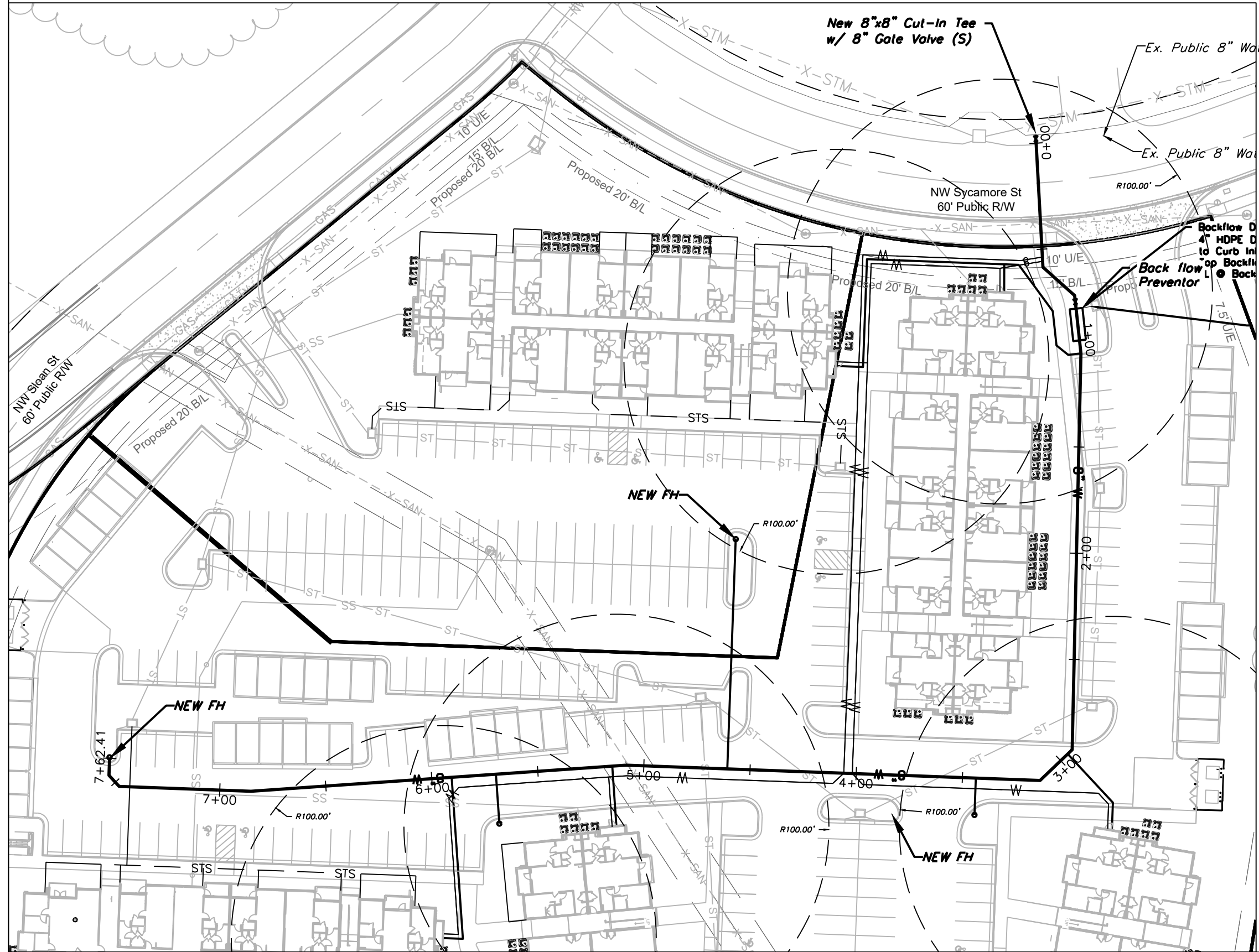


WATER LINE PLAN AND PROFILE

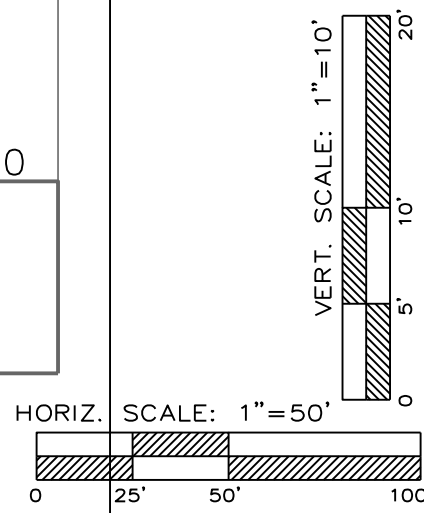
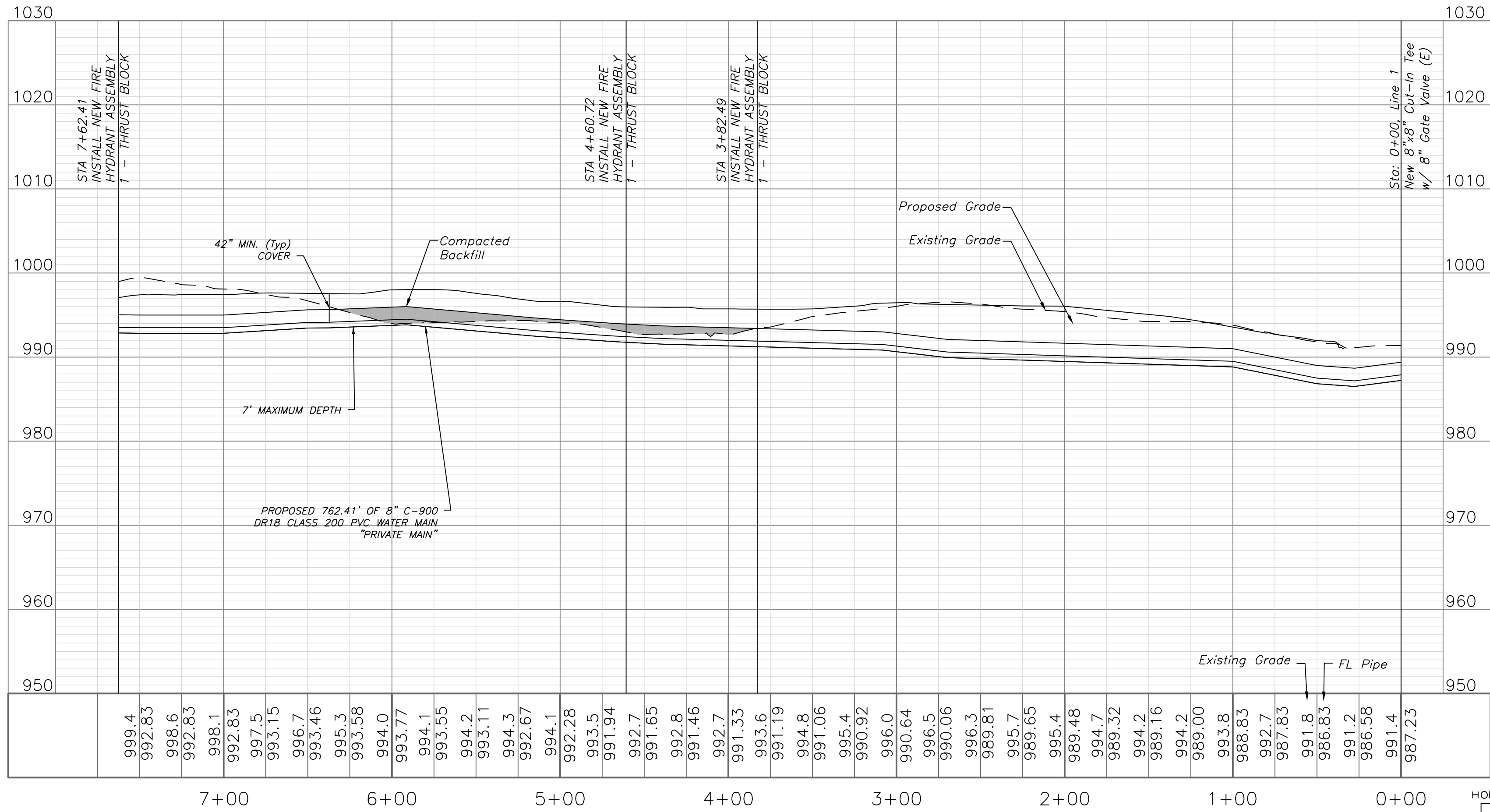
SCALE: 1" = 30'

Note:

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



WATER LINE 1

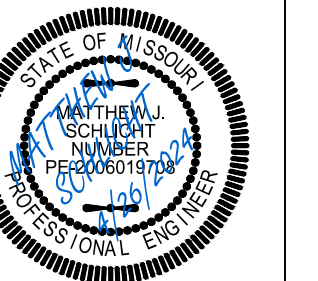


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

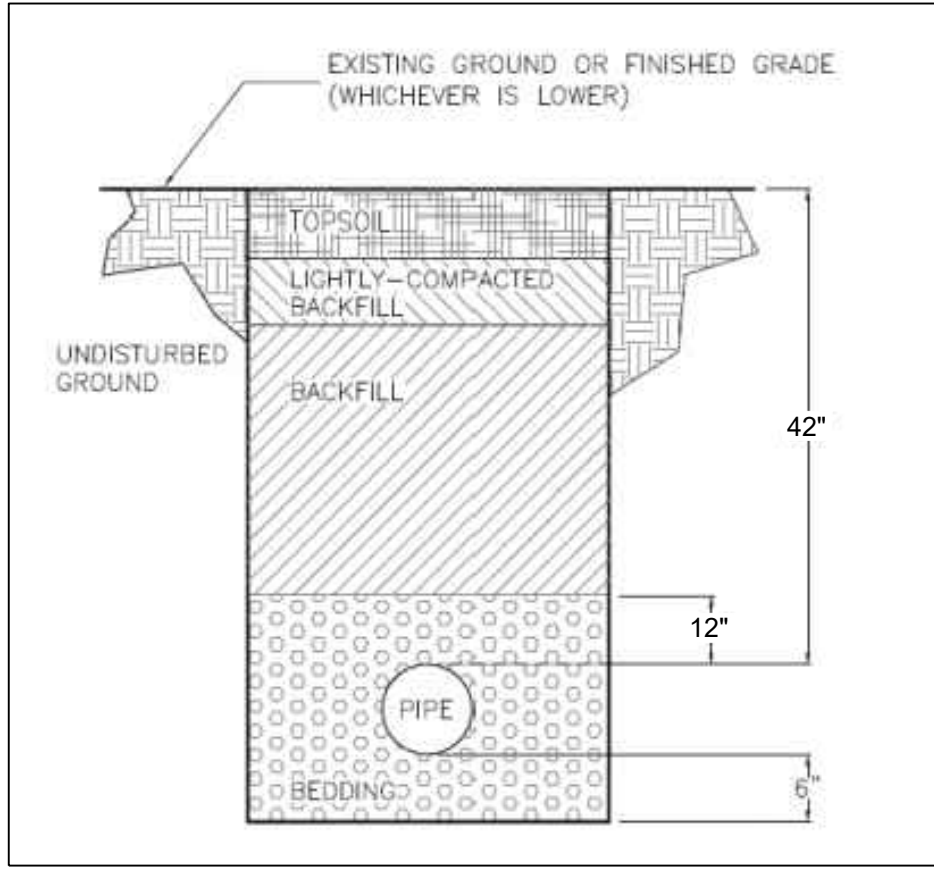
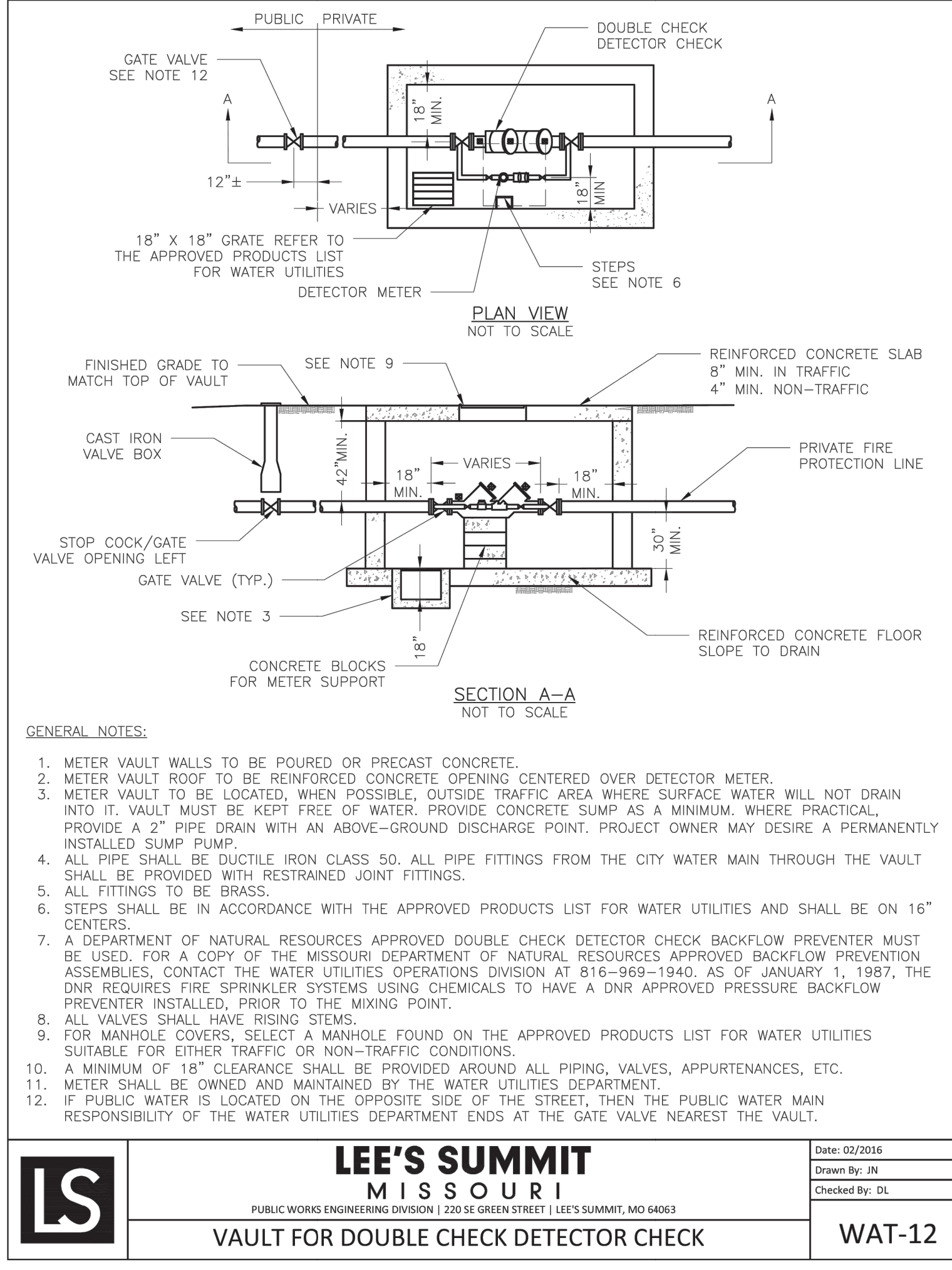
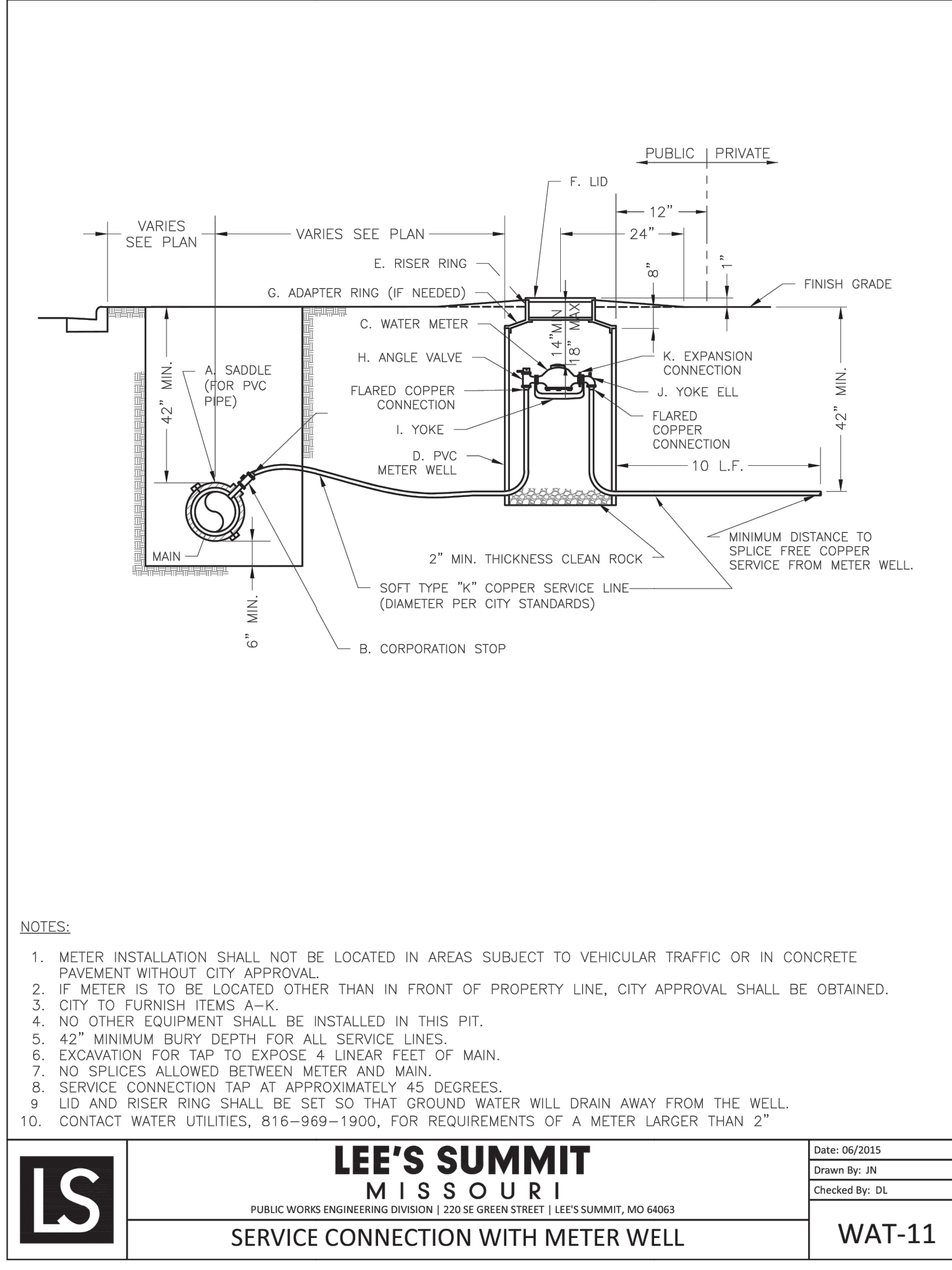
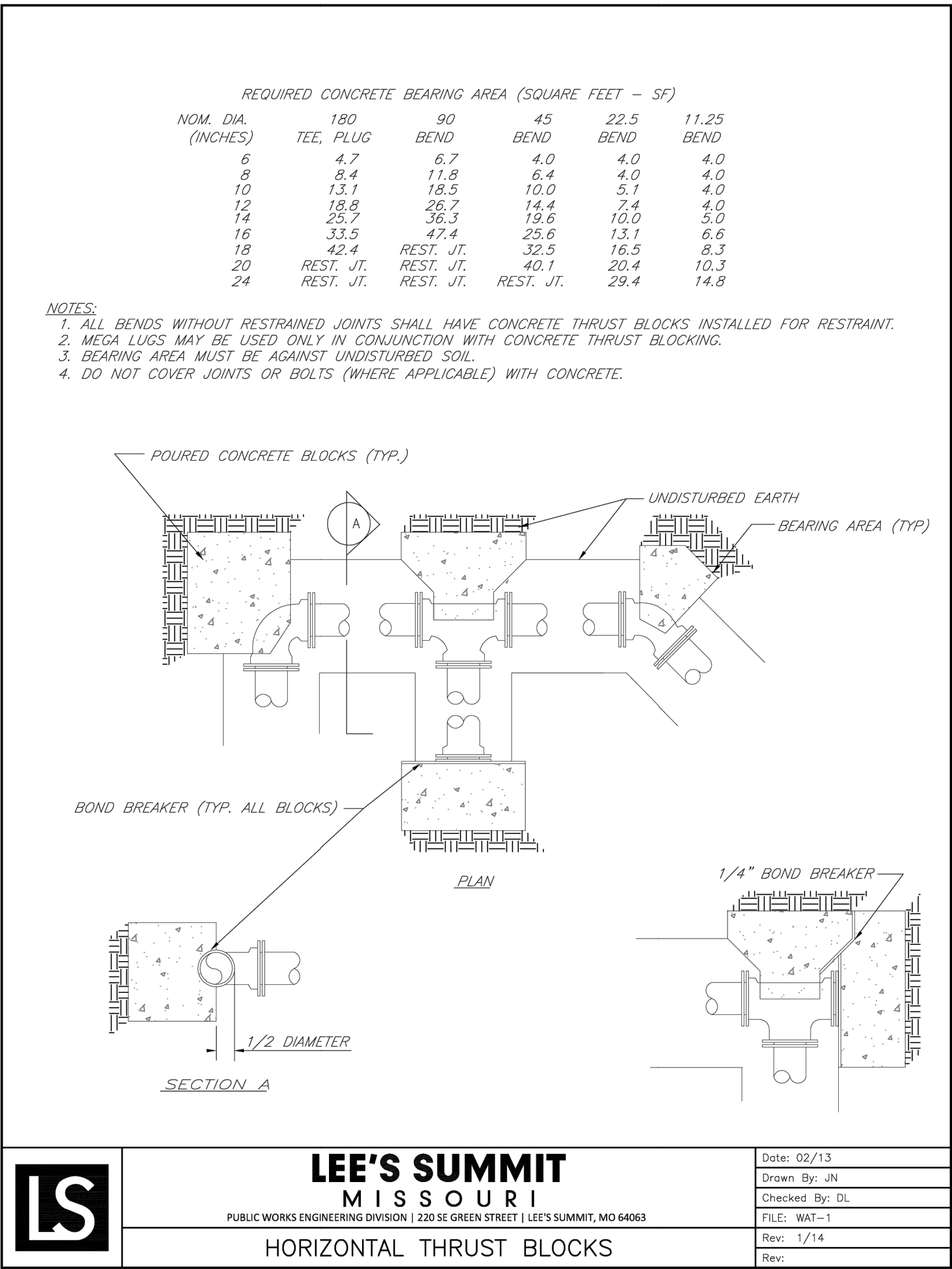
Project: AS STATION
LSMO
Issue Date:
August 11, 2023

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

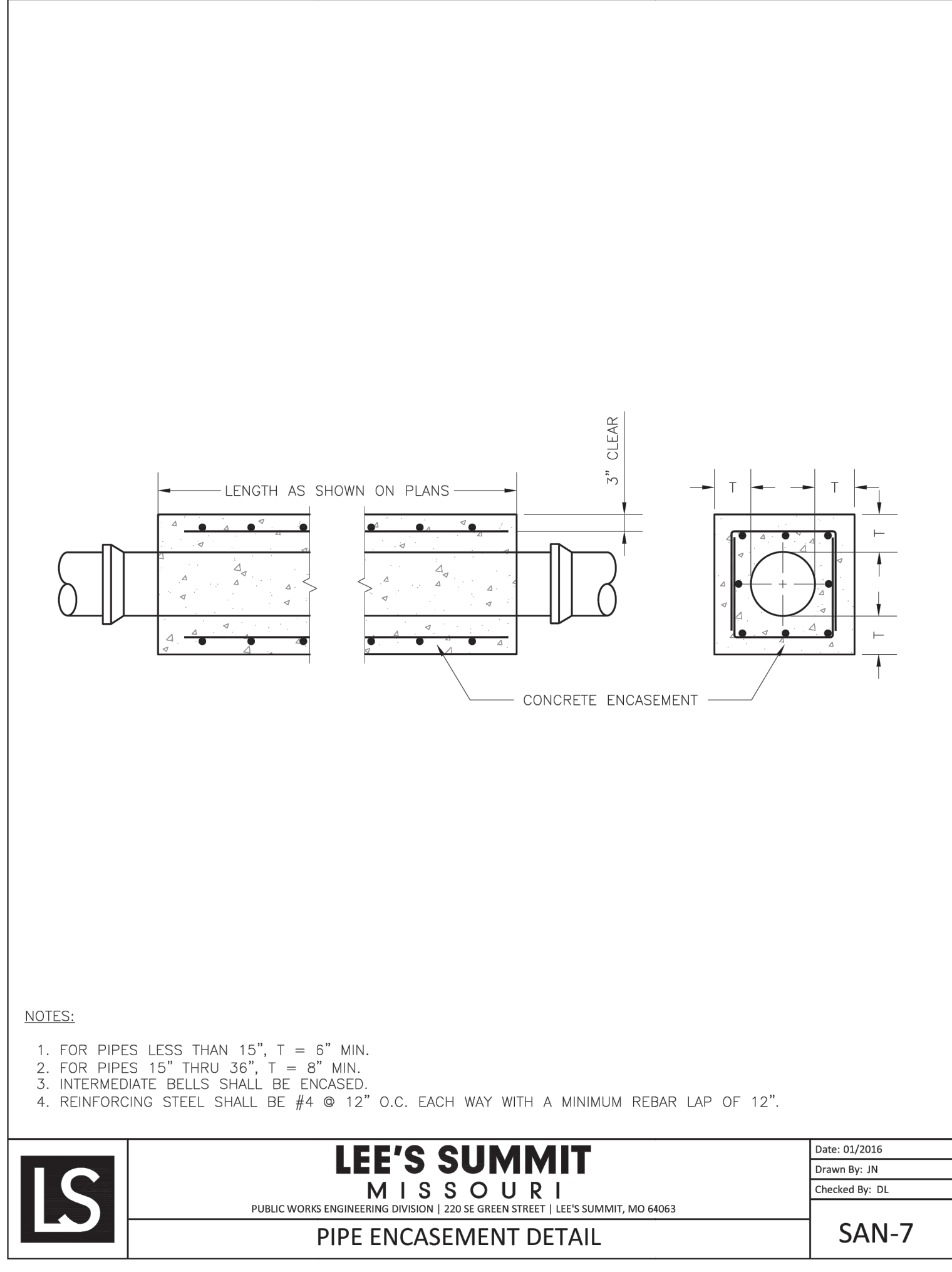
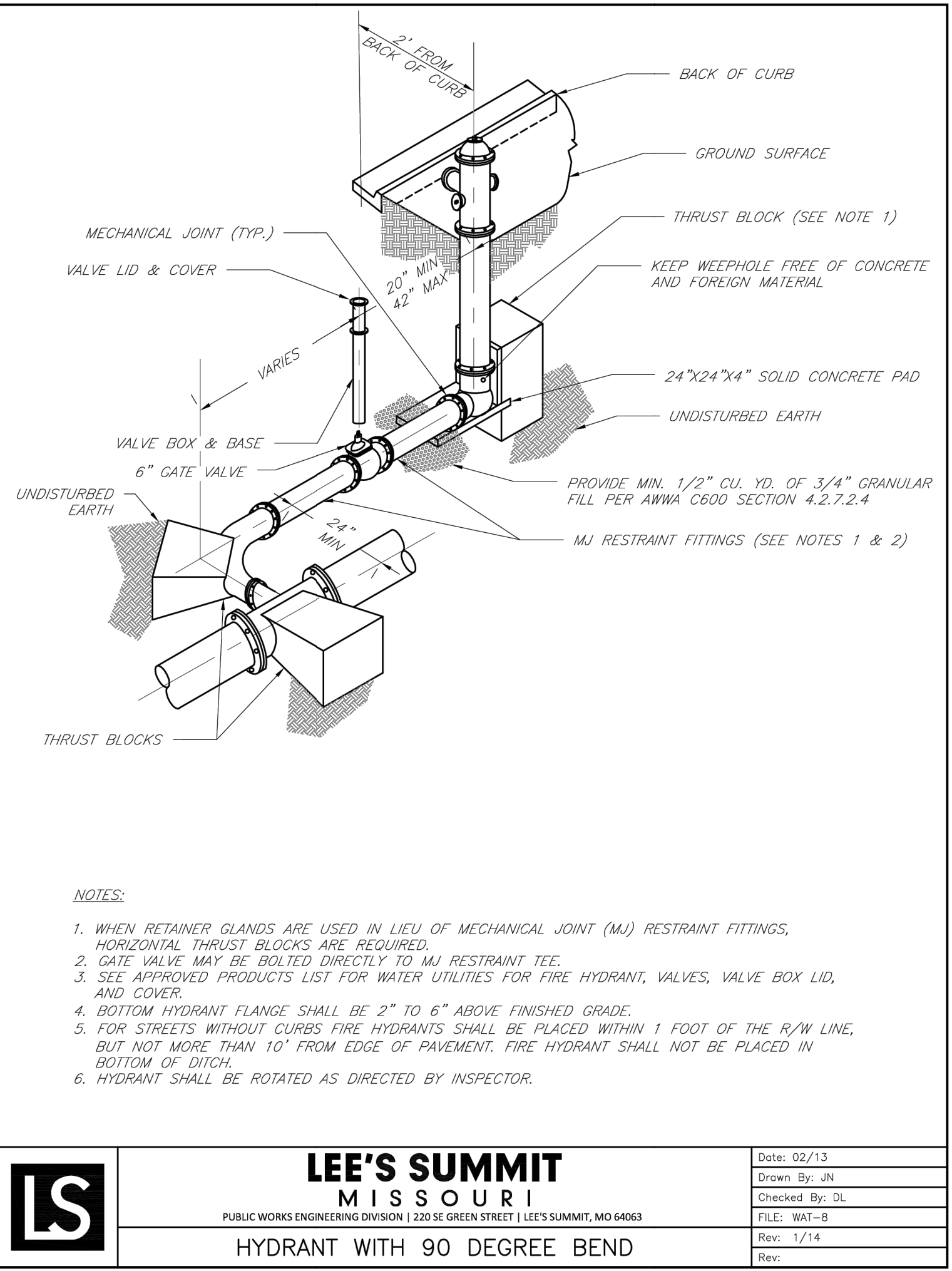
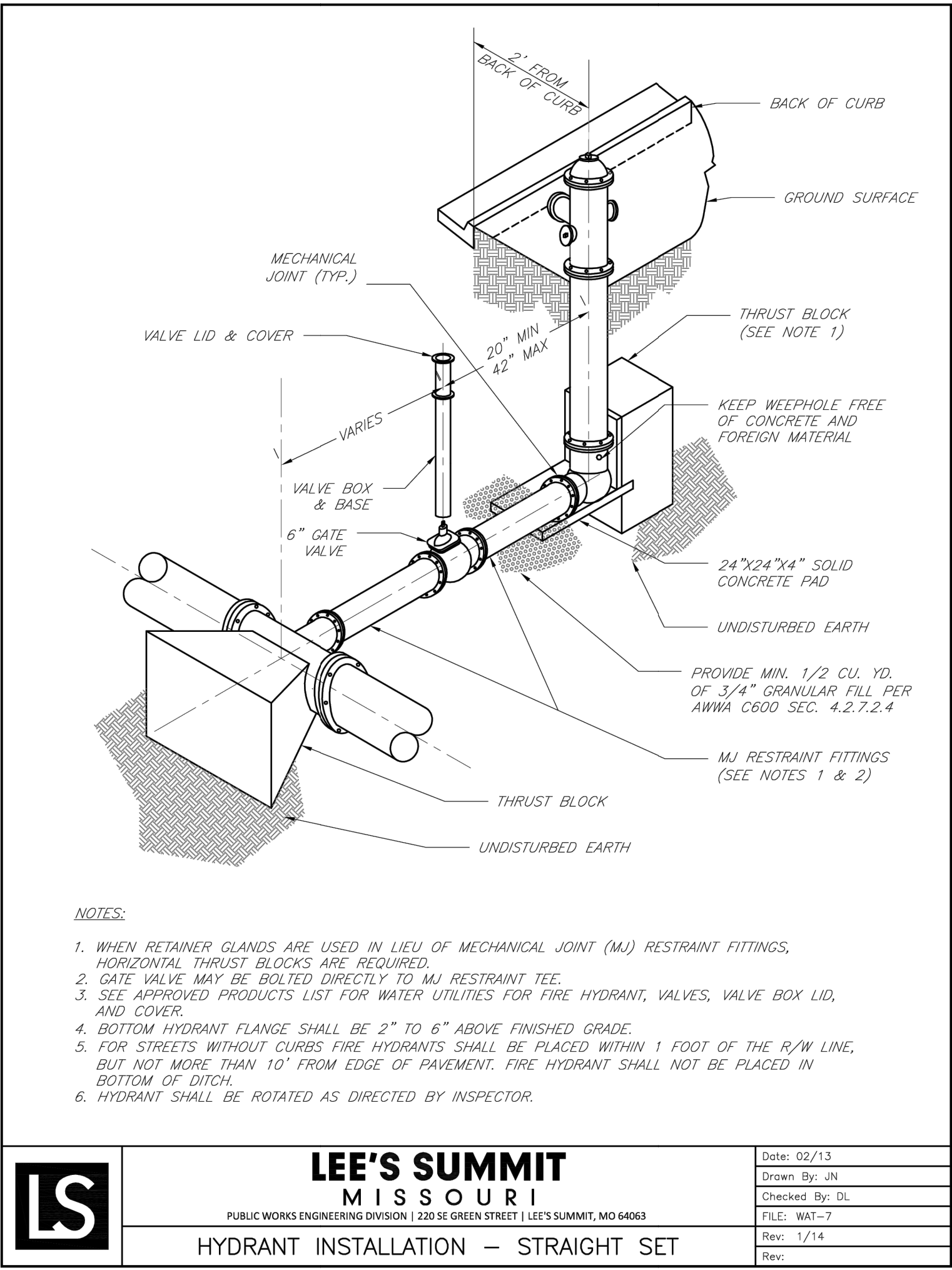


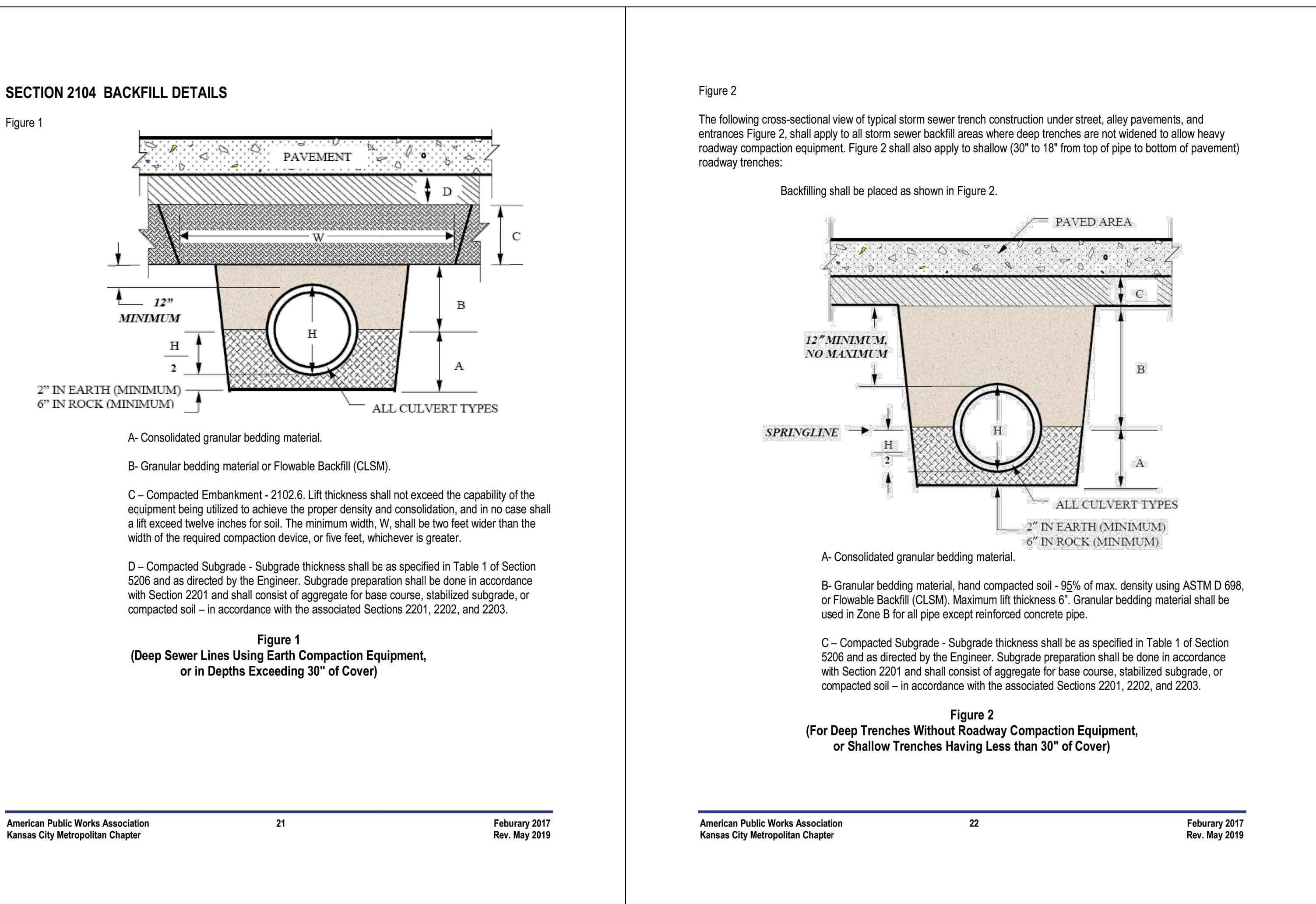
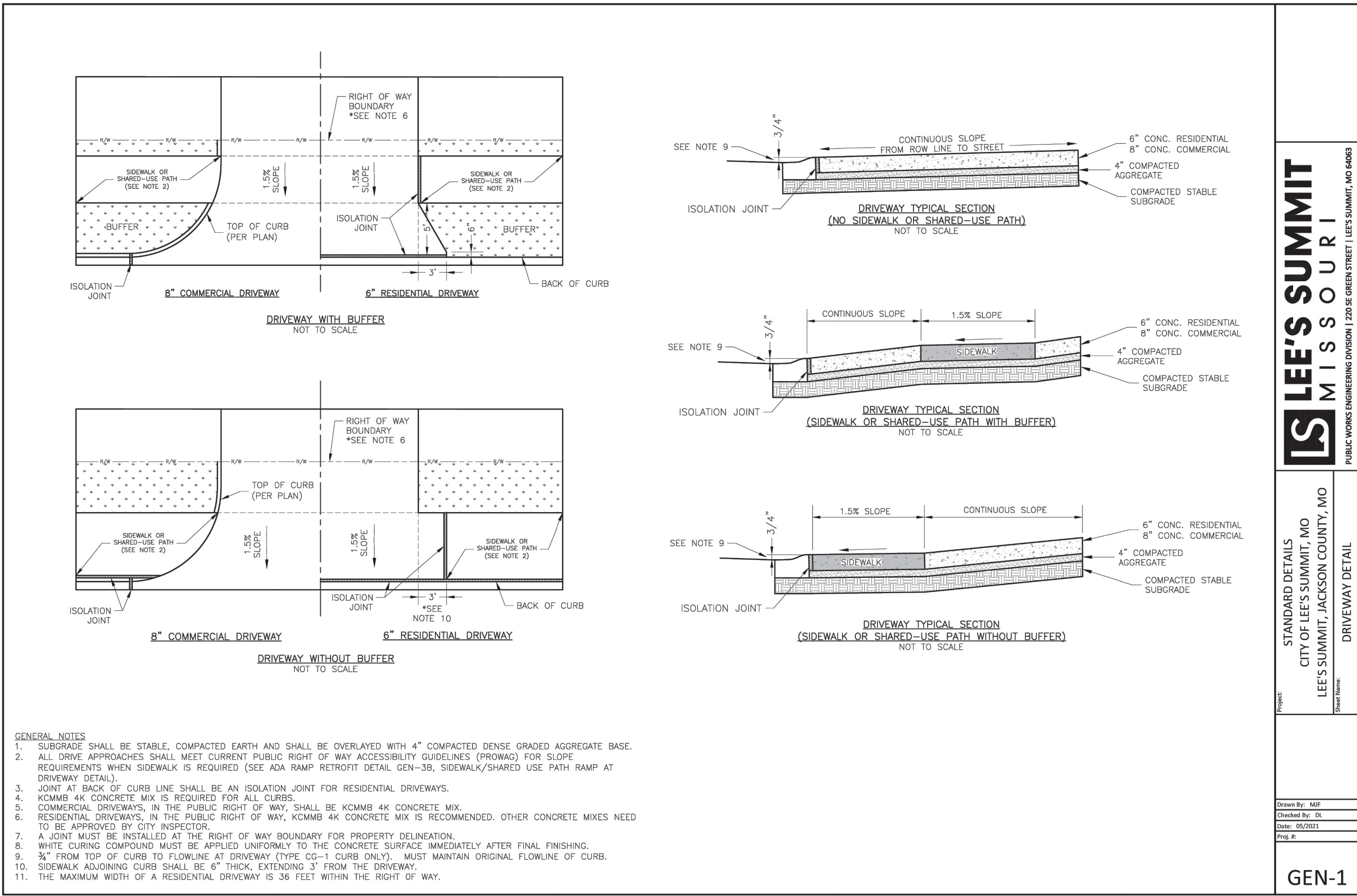
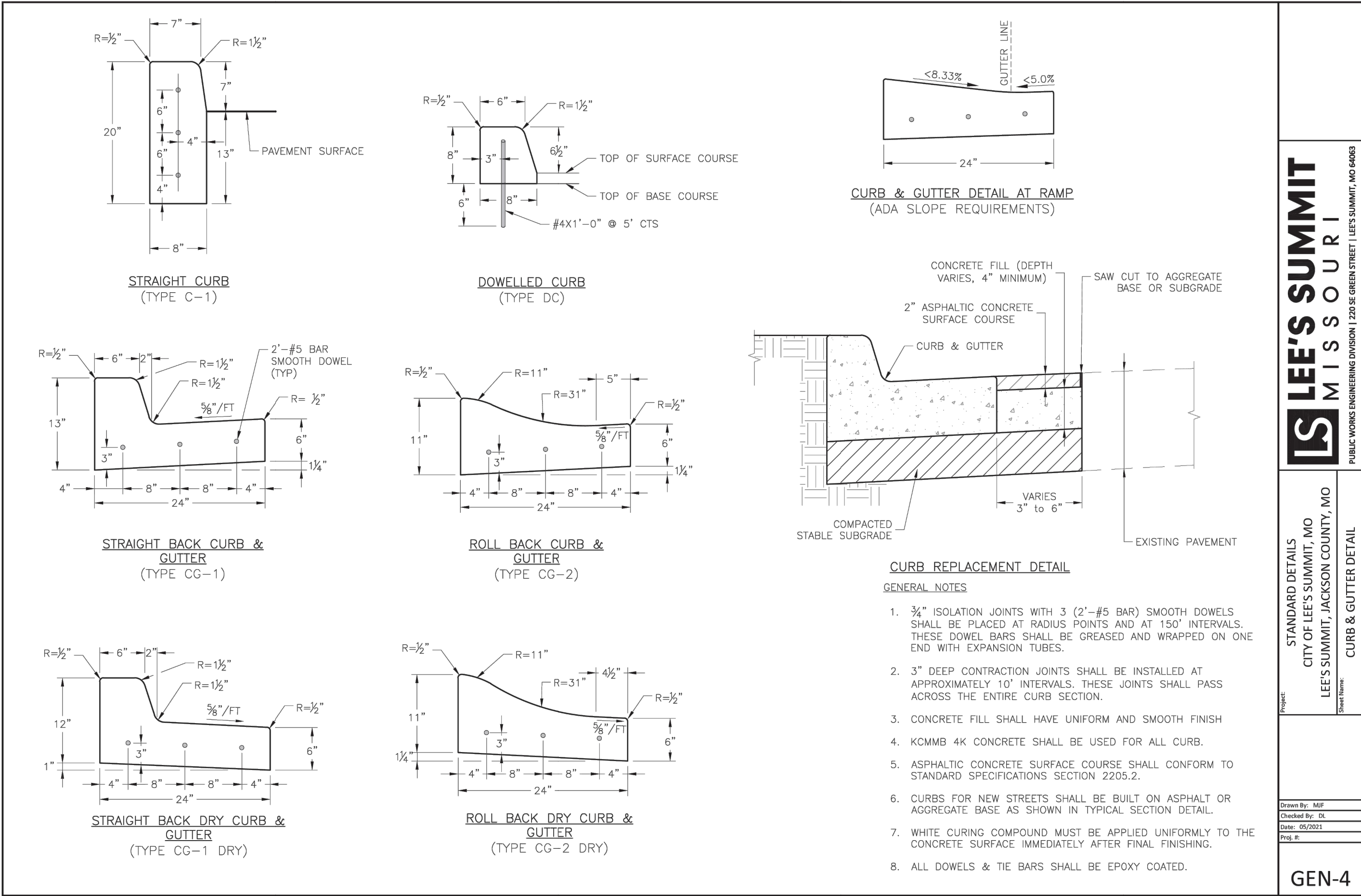
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

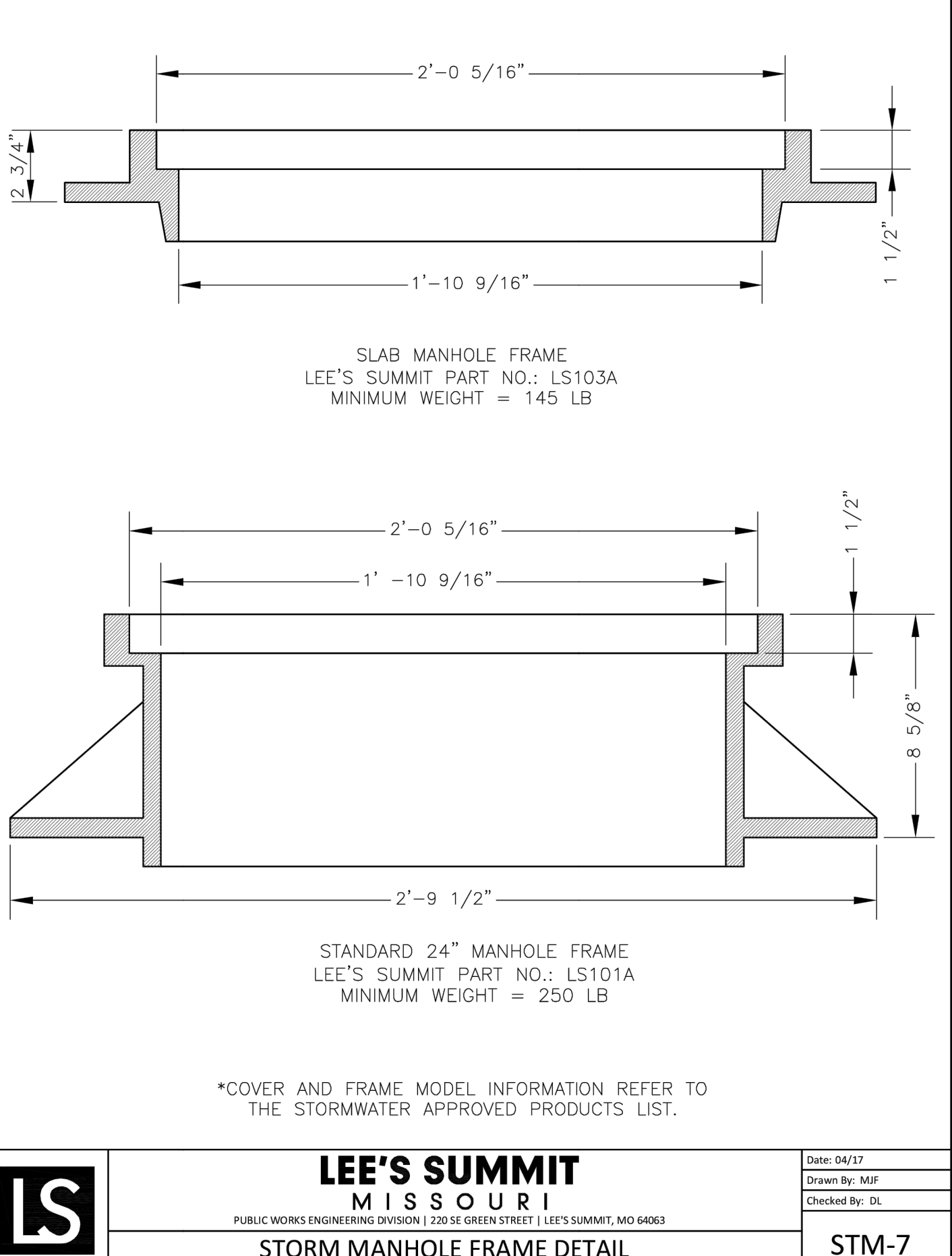
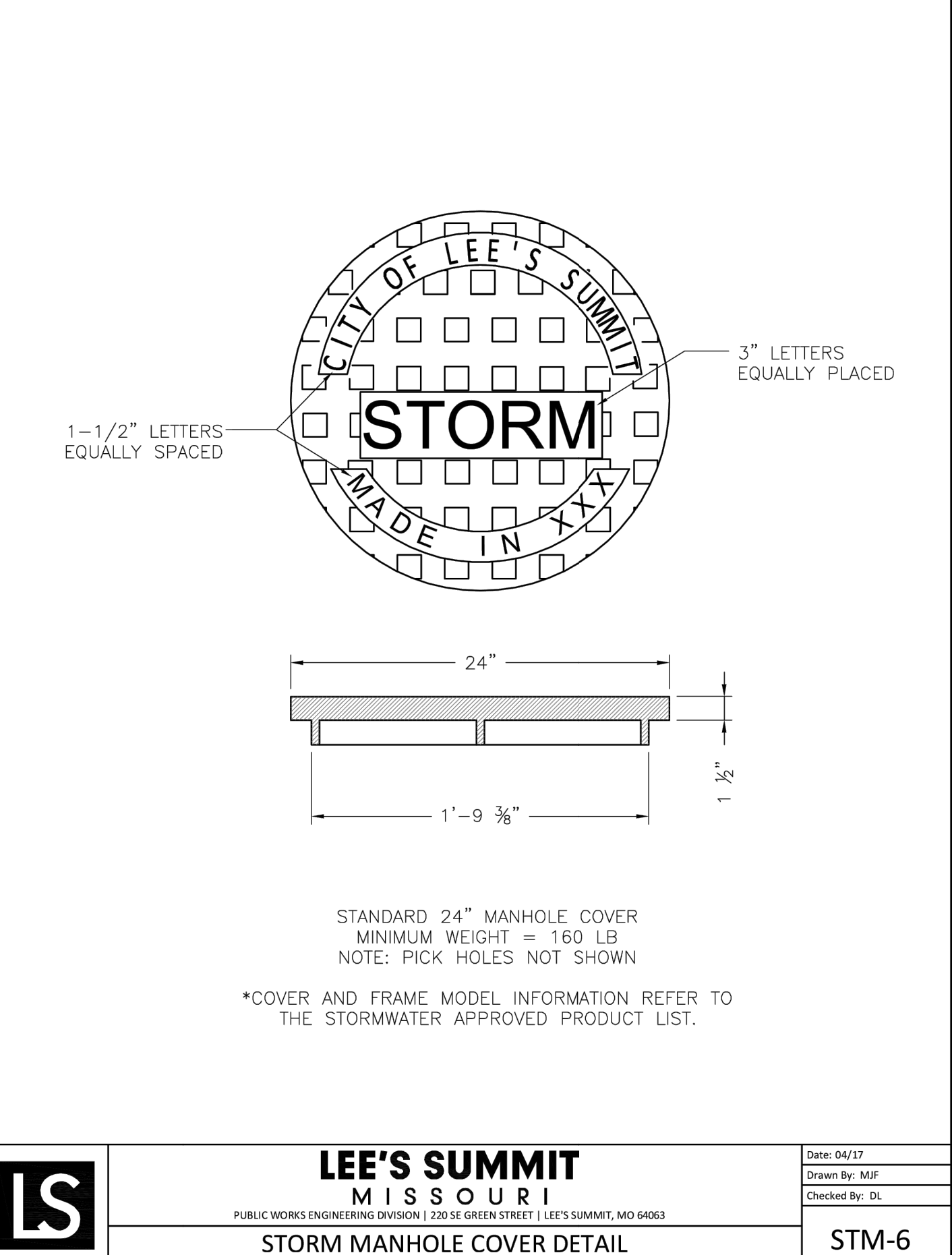
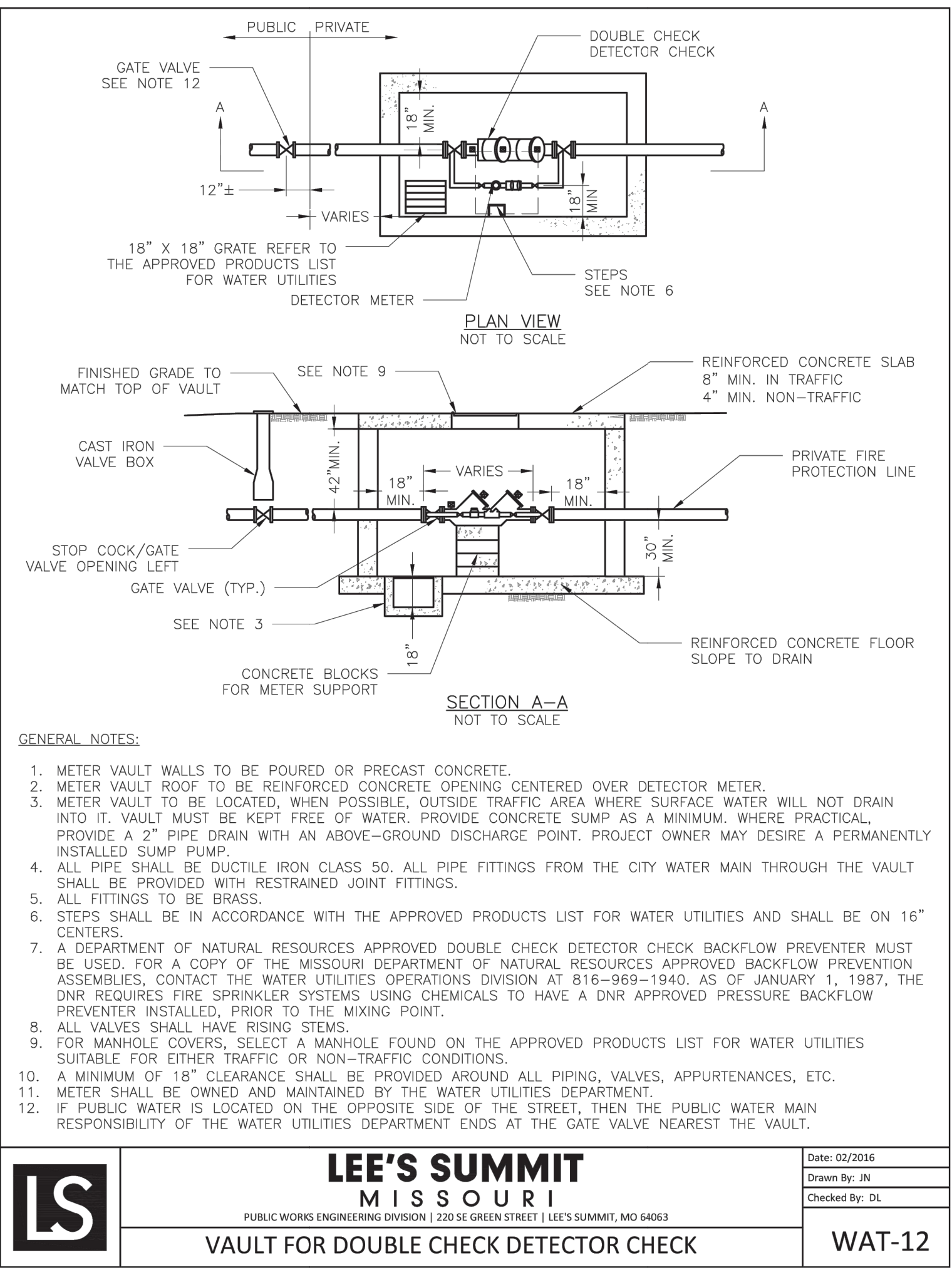
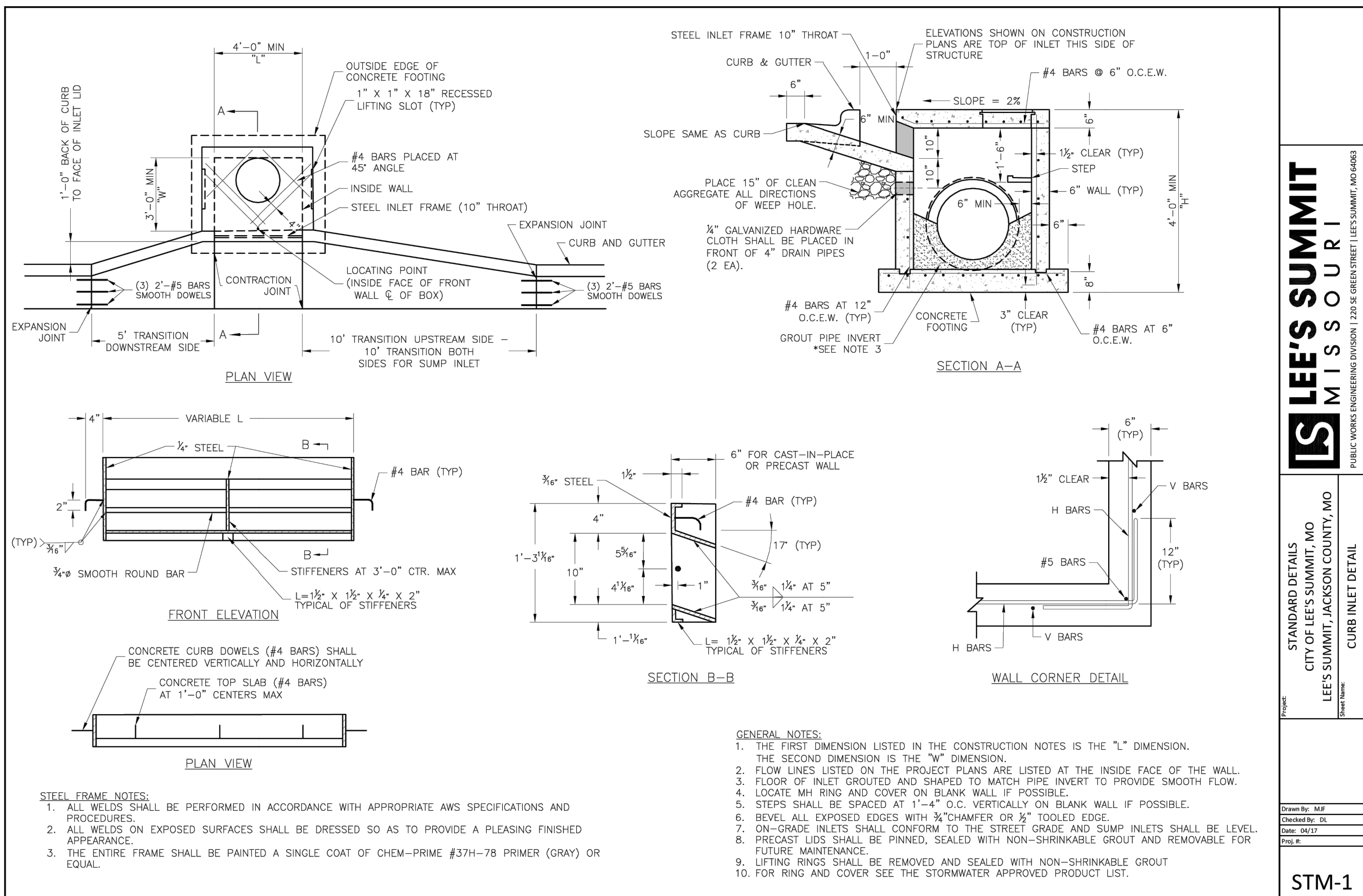
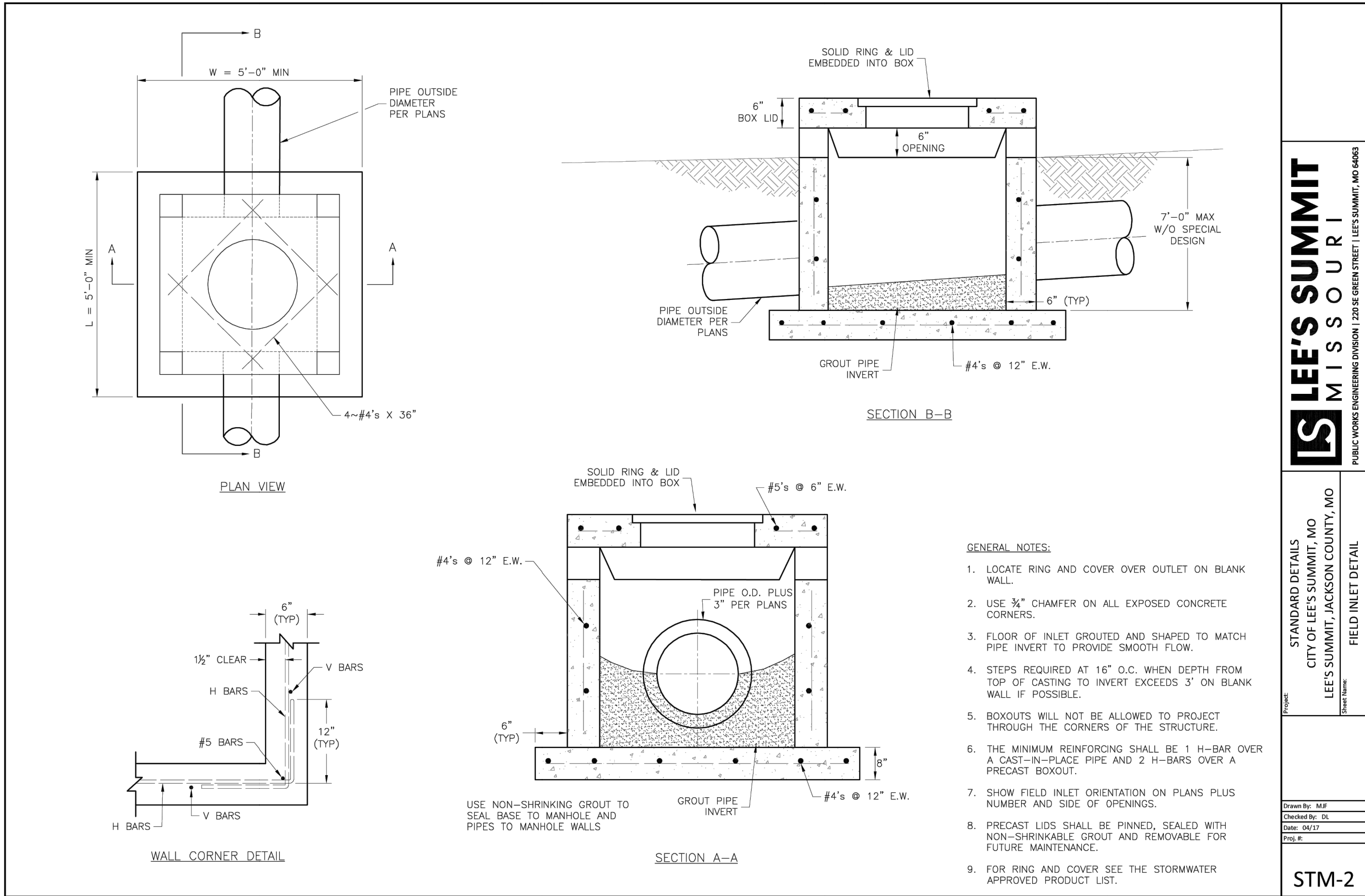
REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024



TRENCH AND BACKFILL DETAIL
N.T.S.



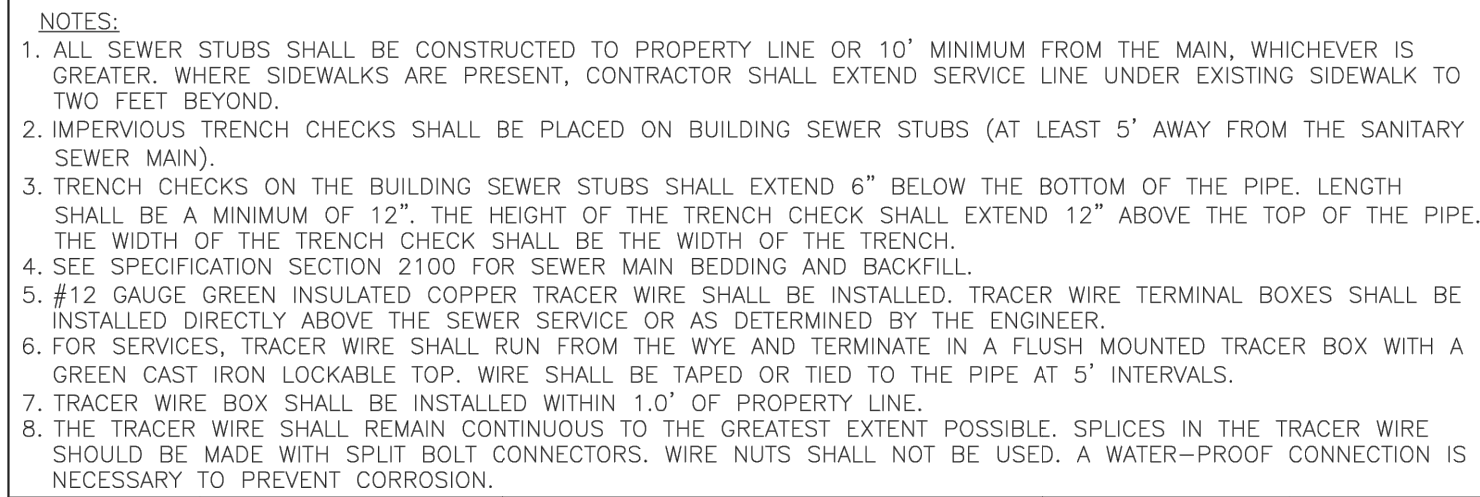
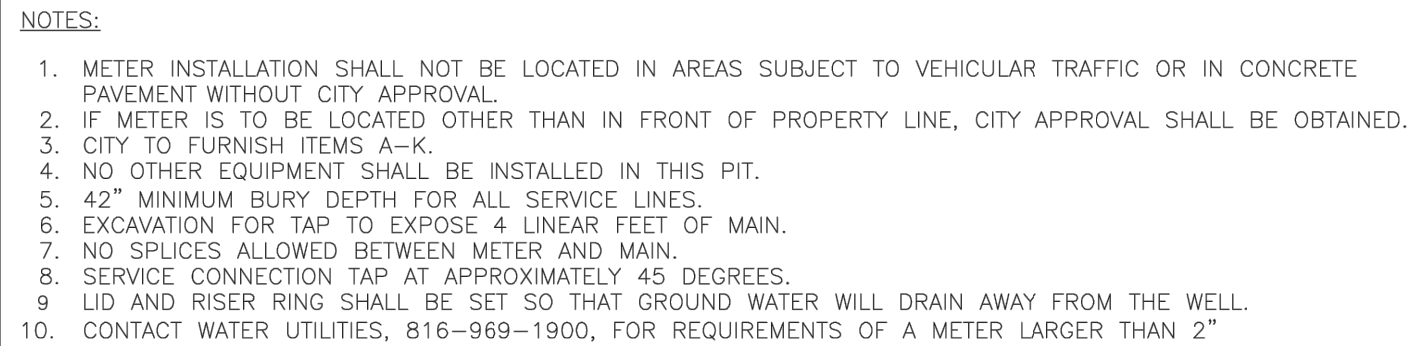




GENERAL NOTE:
1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

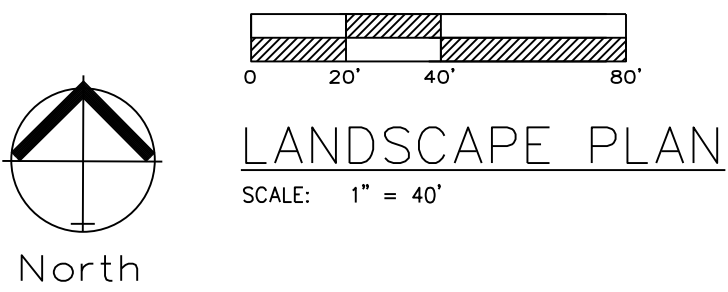
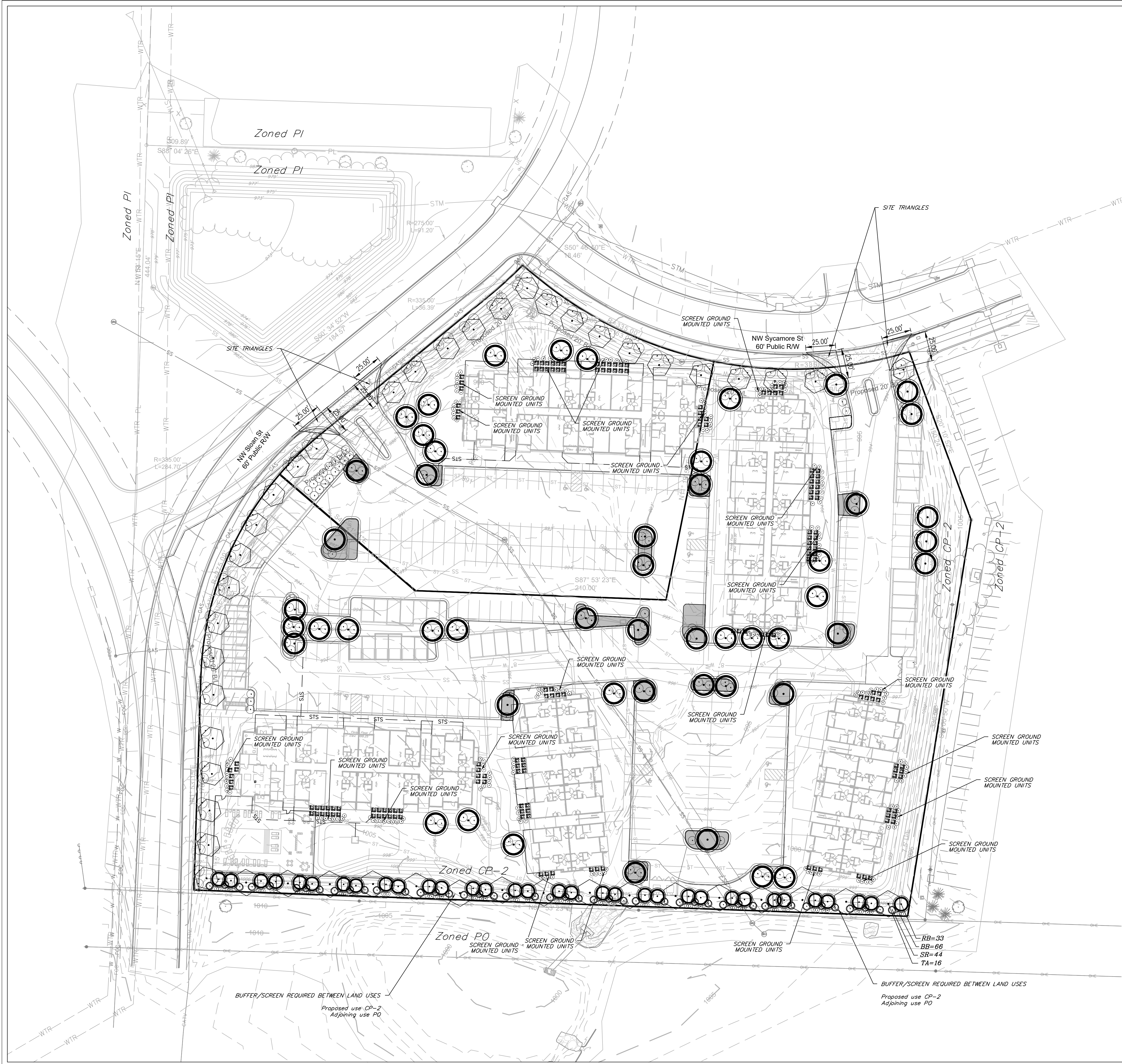
NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



NOTE:

CONCRETE SLAB TO BE
POSITIONED TO CREATE A
DIAMOND SHAPE AS VIEWED
WHEN TRAVELING ALONG
THE ROAD.



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NW Sloan St) (East side of Street)	1 tree per 30 feet of street frontage	586 ft. of street frontage /30= 20 trees required	20 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Sloan St) (East side of Street)	1 shrub per 20 feet of street frontage	586 ft. of street frontage /20= 30 shrubs required	40 shrubs provided
14.090.A.1 Street Frontage Trees (NE Sycamore St) (East side of Street)	1 tree per 30 feet of street frontage	302 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Sloan St) (East side of Street)	1 shrub per 20 feet of street frontage	302 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	326,910 sq. ft. of total lot area minus 67,015 sq. ft. of bldg. & parking= 265,895 sq. ft./5,000 x 2 = 106 shrubs	106 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building	326,910 sq. ft. of total lot area minus 67,015 sq. ft. of bldg. & parking= 265,895 sq. ft./5,000 = 53 trees	53 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	93,810 sq. ft. of parking area x .05 = 4,690 sq. ft. of landscape parking lot islands required	6,615 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	98 linear feet/40 x 12 30 shrubs required.	30 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use CP-2
Adjoining use P0
Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.
NOTE:
Areas not covered with other materials shall be covered with sod.

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	46	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	44	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HL
tree	82	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	435	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

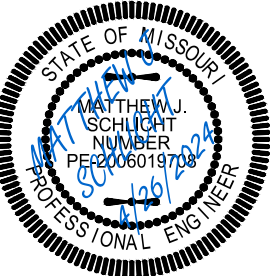
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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

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

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

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



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

REVISIONS	
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1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL SHALL FIRST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO'S ARBORICULTURAL STANDARDS AND SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIALS CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH.
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TWINE AND WRAP AWAYING PLANTING BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DRY WEATHER, LEAKAGE OF WATER FROM MULCH SHALL BE MONITORED TO PREVENT WATERBURN. REAPPLY ANTI-DESCSANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PATTERNS ARE FULLY EXPOSED TO SOIL.
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 HEALTHY TISSUE, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE PLANTING. ANY PLANTING MATERIALS THAT DIE OR ARE DAMAGED FOR ANY REASON, OTHER CAUSES OR THAT ARE UNHEALTHY OR UNSUITABLE IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

7. ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.

10. PLANT MATERIALS SHALL BE FREE OF DISEASES AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. PLANT MATERIAL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4X ORGANIC MATERIAL MINIMUM, ASTM D5268.

11. PLANT MATERIALS TO BE INSTALLED SHALL BE PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

12. MULCH SHALL BE ALLOWED TO SETTLE FOR 30 DAYS PRIOR TO INSTALLATION. FOR 50D AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE. WATER GREATER THAN 1".

13. PLANT MATERIALS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEEED CONTROL FABRIC IN PLANT BEDS ONLY.

14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO ERODING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.

16. EXISTING 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 OWNERS RISK.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND READ INSPECTIONS BY LEGAL AUTHORITIES.

18. CONTRACTOR SHALL PROVIDE EASILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL BE SPRINKLERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL. DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL.

19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

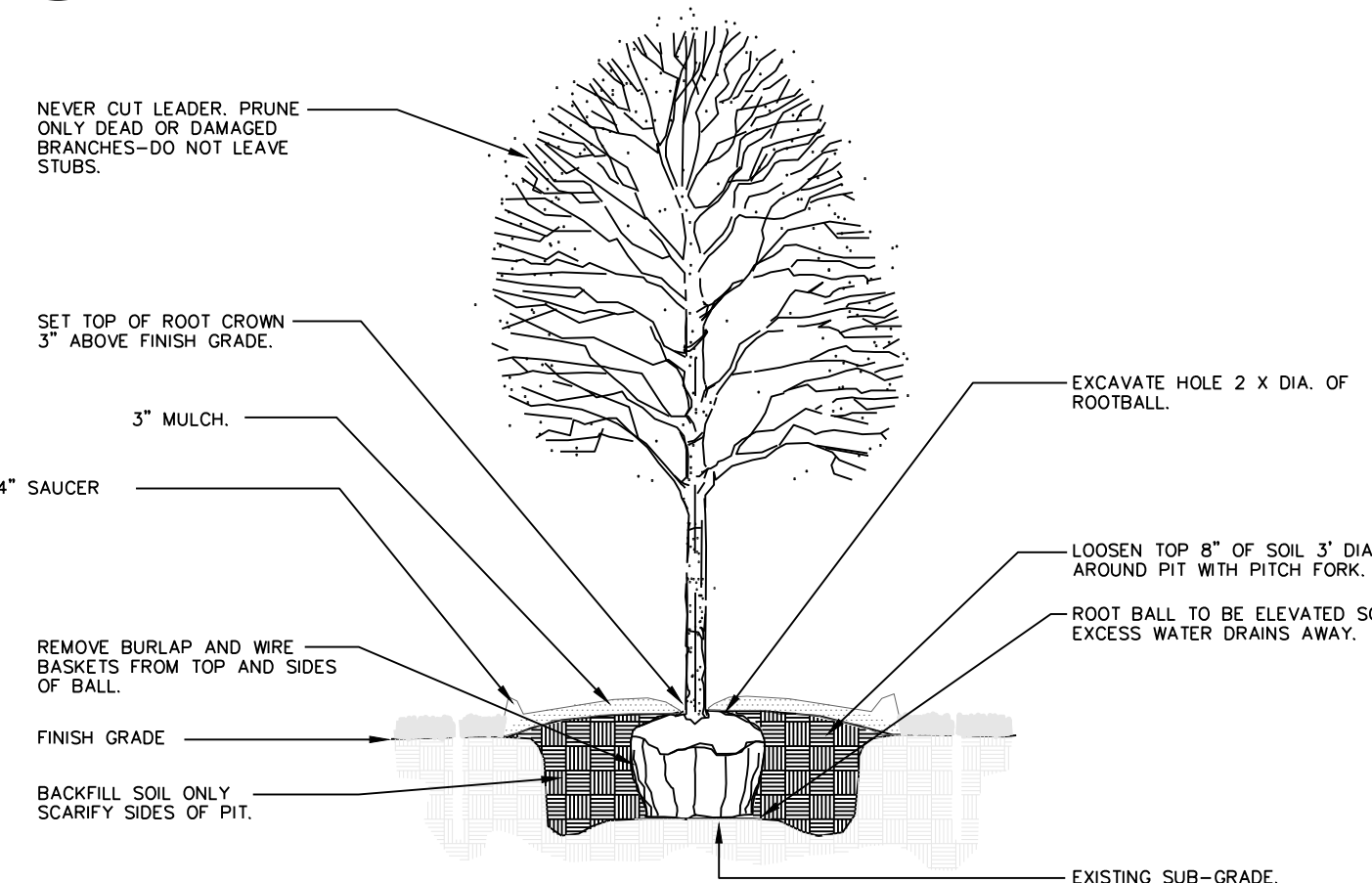
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

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

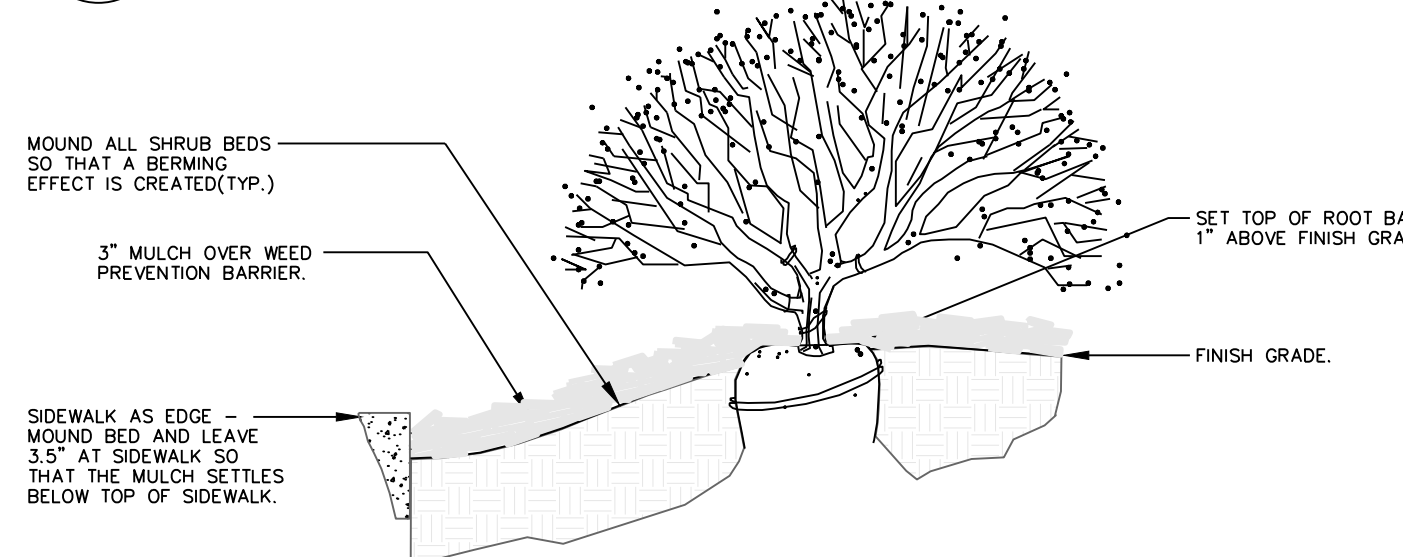
1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE O THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOURS.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATION OF SPRINKLER HEAD 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.

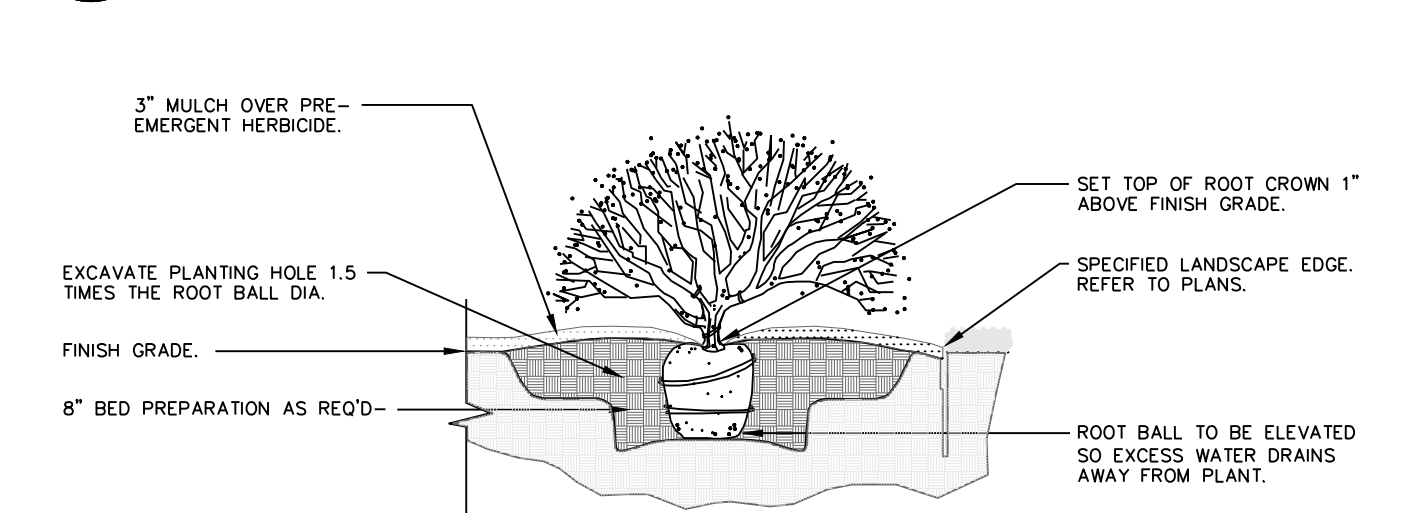
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Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

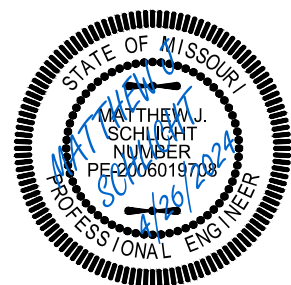
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project:
DOUGLAS STATION
LSMO

Issue Date:
August 11, 2023

LANDSCAPE PLAN DETAILS

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



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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REVISIONS

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2 REV. 4/18/2024
REV. 4/26/2024