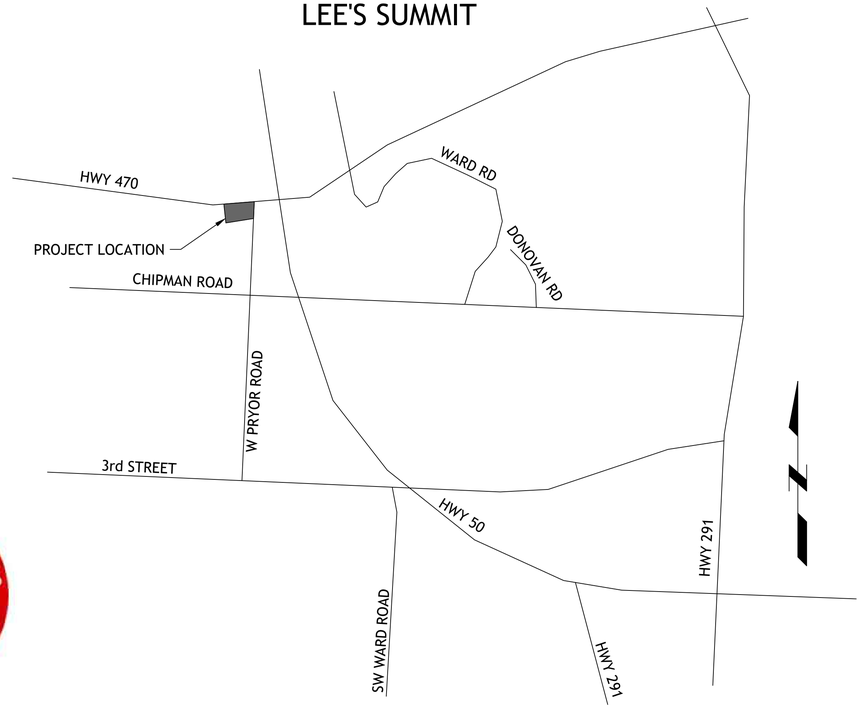
FINAL DEVELOPMENT PLANS

FOR

LOT 13A OF WEST PRYOR

LEE'S SUMMIT



LOCATION MAP

UTILITIES
Electric Service
EVERGY
Nathan Michael
913-347-4310
Nathan.michael@kcpl.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:
LOT 13A, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI

BENCHMARKS:
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
ELEVATION 971.06

NOTE
1. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.
2. THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS
3. SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

INDEX OF SHEETS

DEVELOPER

STREETS OF WEST PRYOR, LLC
DAVID N. OLSON
7200 W 133rd ST, SUITE 150
CELL: OVERLAND PARK, KS 66213
314-413-3598

ENGINEER

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5507 High Meadow Circle
Manhattan Kansas, 66503
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785.341.9747

STATE OF KANSAS SAMUEL D. MALINOWSKY 24-0000 PROFESSIONAL ENGINEER
10-23-24

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LOT 13A OF WEST PRYOR
LEES SUMMIT, MISSOURI

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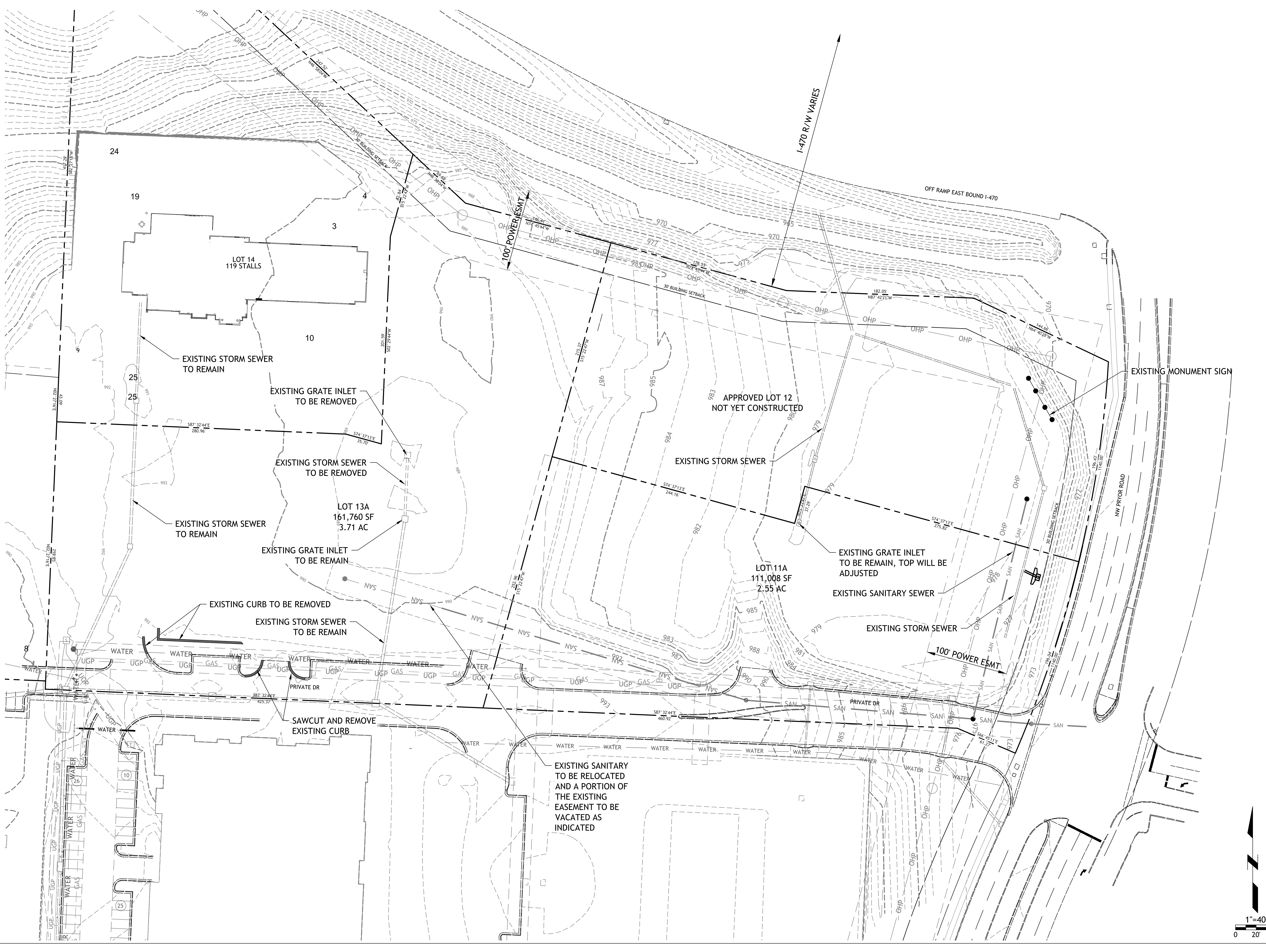

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LOT 13A OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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EXISTING CONDTIONS

permit

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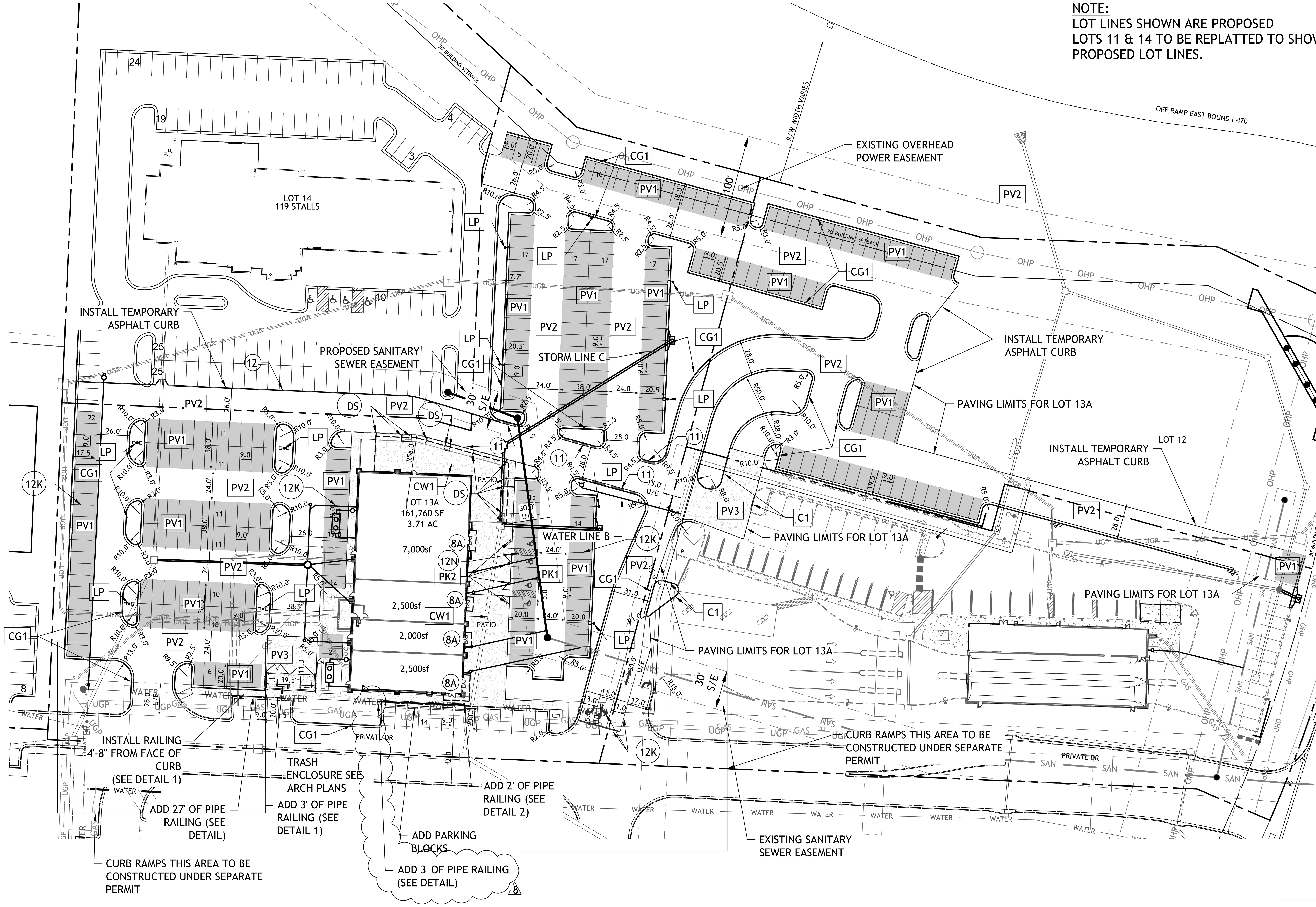
NOTE:
LOT LINES SHOWN ARE PROPOSED
LOTS 11 & 14 TO BE REPLATTED TO SHOW PROPOSED LOT LINES.

SITE DATA

LOT 13	
TOTAL SITE	3.71ac (161,760sf)
PAVEMENT AREA	118,941,sf
BUILDING	12,000sf
TOTAL	130,941sf
OPEN SPACE	30,819sf (19.1%)
PARKING REQUIRED	
14/1000sf	168
PROVIDED	247
FAR	0.074

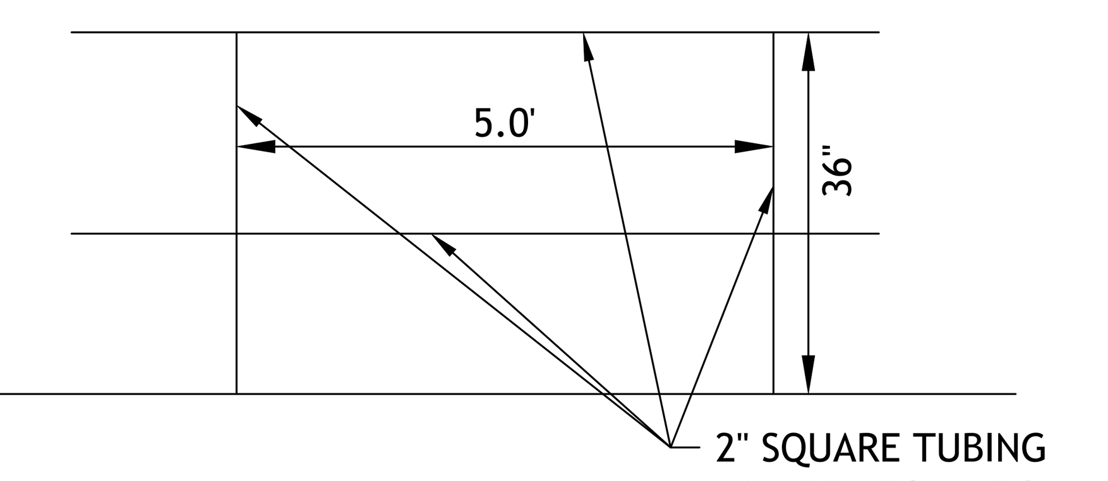


CONSTRUCTION NOTES:

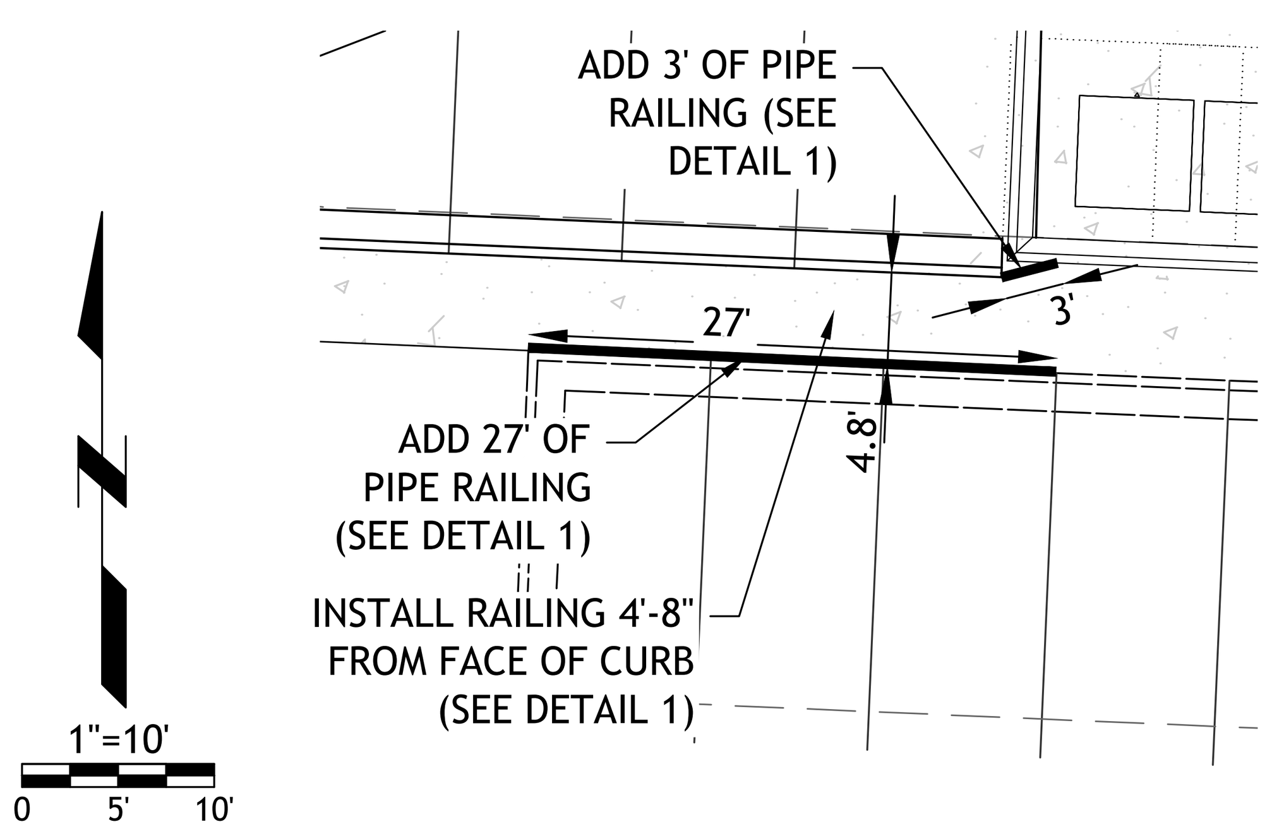
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

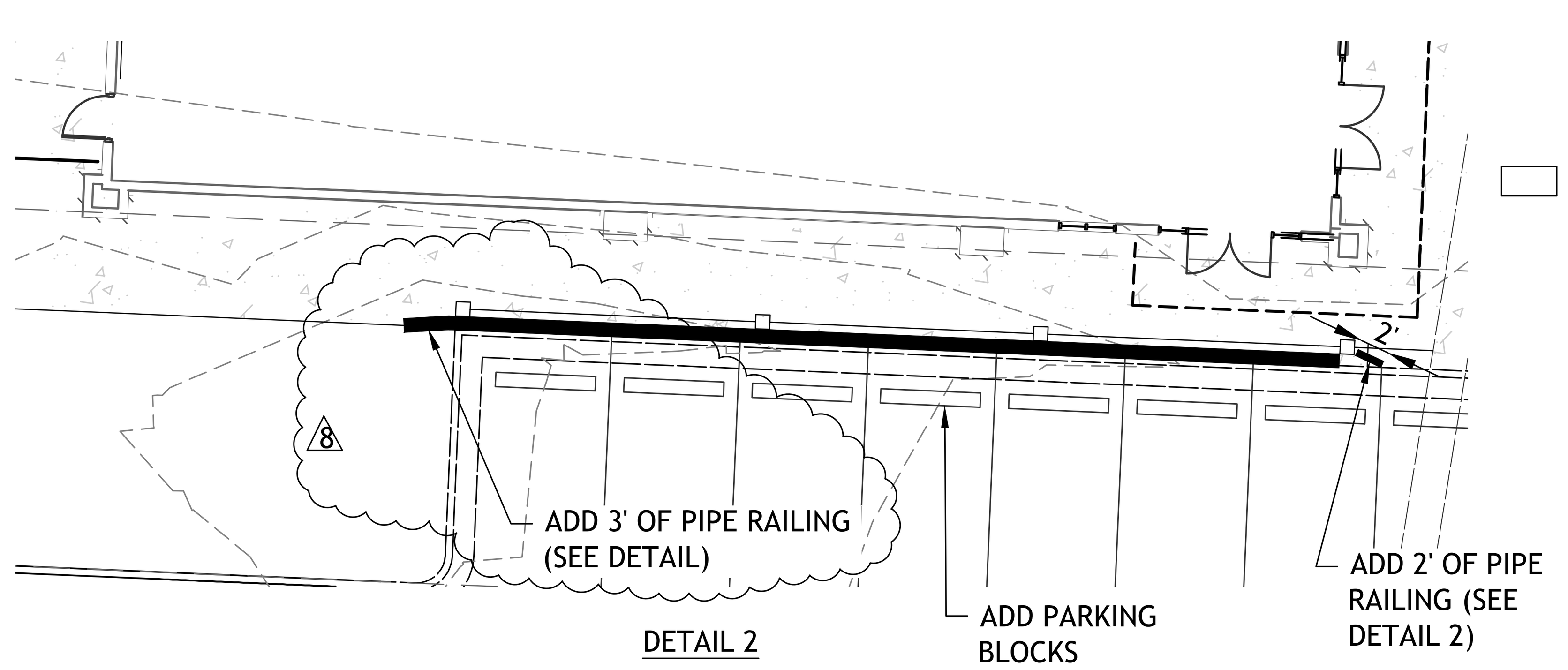
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.



RAILING DETAIL



DETAIL 1



DETAIL 2

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK-1	96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2	ACCESSIBLE SIGN
SG-1	BOLLARD DETAIL
C1	STRAIGHT BACK CURB
CG-1	TYPE B CURB AND GUTTER
CW1	CURB WALK AT BUILDING
PV1	REGULAR DUTY PAVEMENT
PV2	HEAVY DUTY ASPHALT PAVEMENT
PV3	HEAVY DUTY CONCRETE PAVEMENT
CW2	SIDEWALK
LP	LIGHT POLE (SEE ARCH PLANS)

NOTES:

8A	DOOR (SEE ARCH. PLANS)
12K	YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
12N	4" YELLOW STRIPES 3'-0" O.C.
11	PAINT CURB RED WITH "FIRE LANE - NO PARKING" 4" WHITE LETTERS NO MORE THAN 15' APART
12	PAINT 6" WIDE RED STRIPE WITH "FIRE LANE - NO PARKING" 4" WHITE LETTERS
DS	OUTLET DOWN SPOUTS IN BACK OF CURB WITH 4" PVC

1"=40'
0 20' 40'

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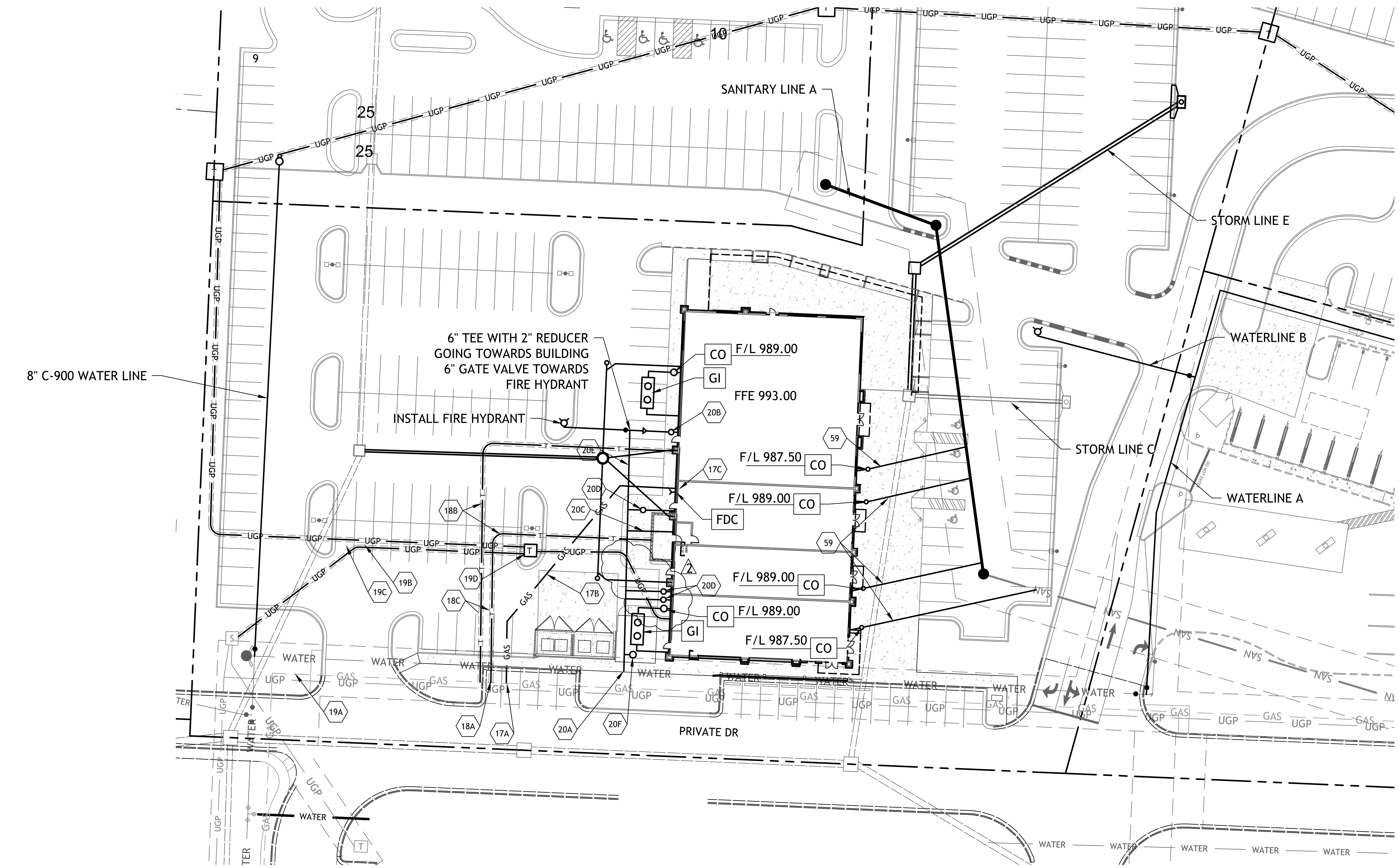

UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO 10' BEYOND METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) TO STOP AND WASTE VALVE INSIDE BUILDING.

10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L

11. SANITARY SEWER SERVICE CONNECTIONS WILL BE MADE WITH A CUT IN WYE

DETAILS

MS1	TRENCH AND BEDDING DETAILS
SS2	2-WAY CLEAN-OUT
FH	FIRE HYDRANT
CO	CLEANOUT
GI	GREASE INTERCEPTOR (1,500 GAL)

NOTES

17A	POINT OF CONNECTION - GAS SERVICE
17B	GAS SERVICE (BY GAS COMPANY)
17C	GAS METER
18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C	2-2" CONDUITS INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A	POINT OF CONNECTION - ELECTRICAL SERVICE
19C	4" CONDUIT WITH STEEL SWEEPS INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D	TRANSFORMER PAD
20A	POINT OF CONNECTION - WATER SERVICE
20B	2" TAP AND METER WITH 2" SERVICE LINE
20C	6" FIRE LINE
20D	1" TAP AND METER WITH 1"
20E	6" C-900 WATERLINE
59	4" SANITARY SEWER SERVICE LINE
20F	1" TAP AND METER WITH 1" SERVICE LINE FOR IRRIGATION

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

1"=30'
0 15' 30'

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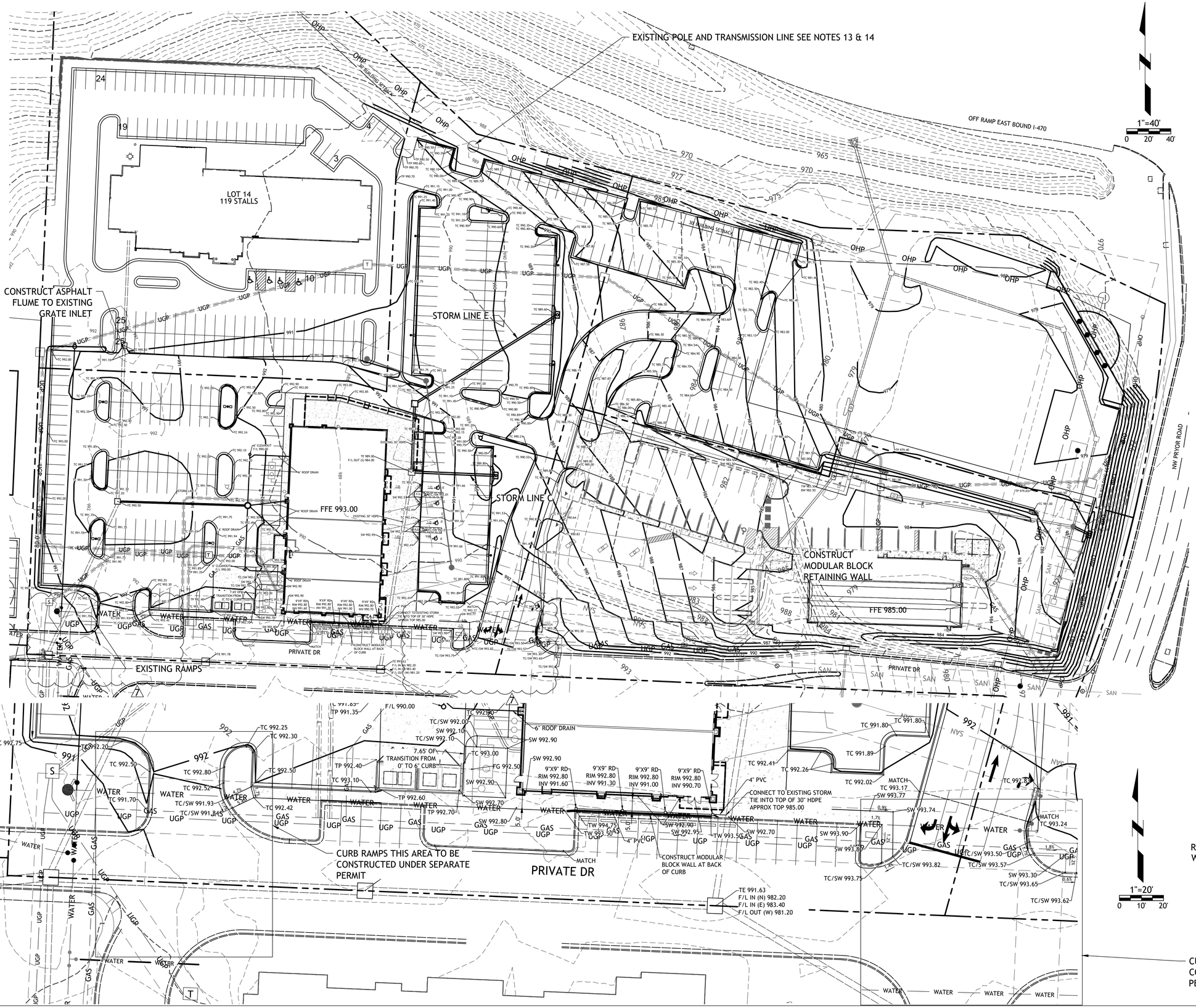

GRADING NOTES:

1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

9. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

10. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

11. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD

12. CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.

13. NO HEAVY EQUIPMENT ALLOWED WITHIN 5' OF EXISTING POLE FOUNDATION TOP OF FOUNDATION SHALL REMAIN 2' ABOVE EXISTING GROUND UPON COMPLETION OF CONSTRUCTION.

14. AT NO TIME SHALL CONSTRUCTION EQUIPMENT BE ALLOWED WITH 20' OF ANY PART OF THE TRANSMISSION LINE.

NOTE

ANY GRADING SHOWN ON LOT 11 OTHER THAN WHAT IS REQUIRED FOR THE ACCESS DRIVES INDICATED ON THE SITE PLAN IS SHOWN FOR INFORMATION ONLY AND IS NOT PART OF THESE PLANS.

RD ROOF DRAIN (JOSAM 23760 ROOF DRAIN WITH 4" OUTLET OR APPROVED EQUAL.

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STATE OF MISSOURI
SHANE M. WISKIRCHEN
NUMBER 2015
PROFESSIONAL ENGINEER
10-23-24

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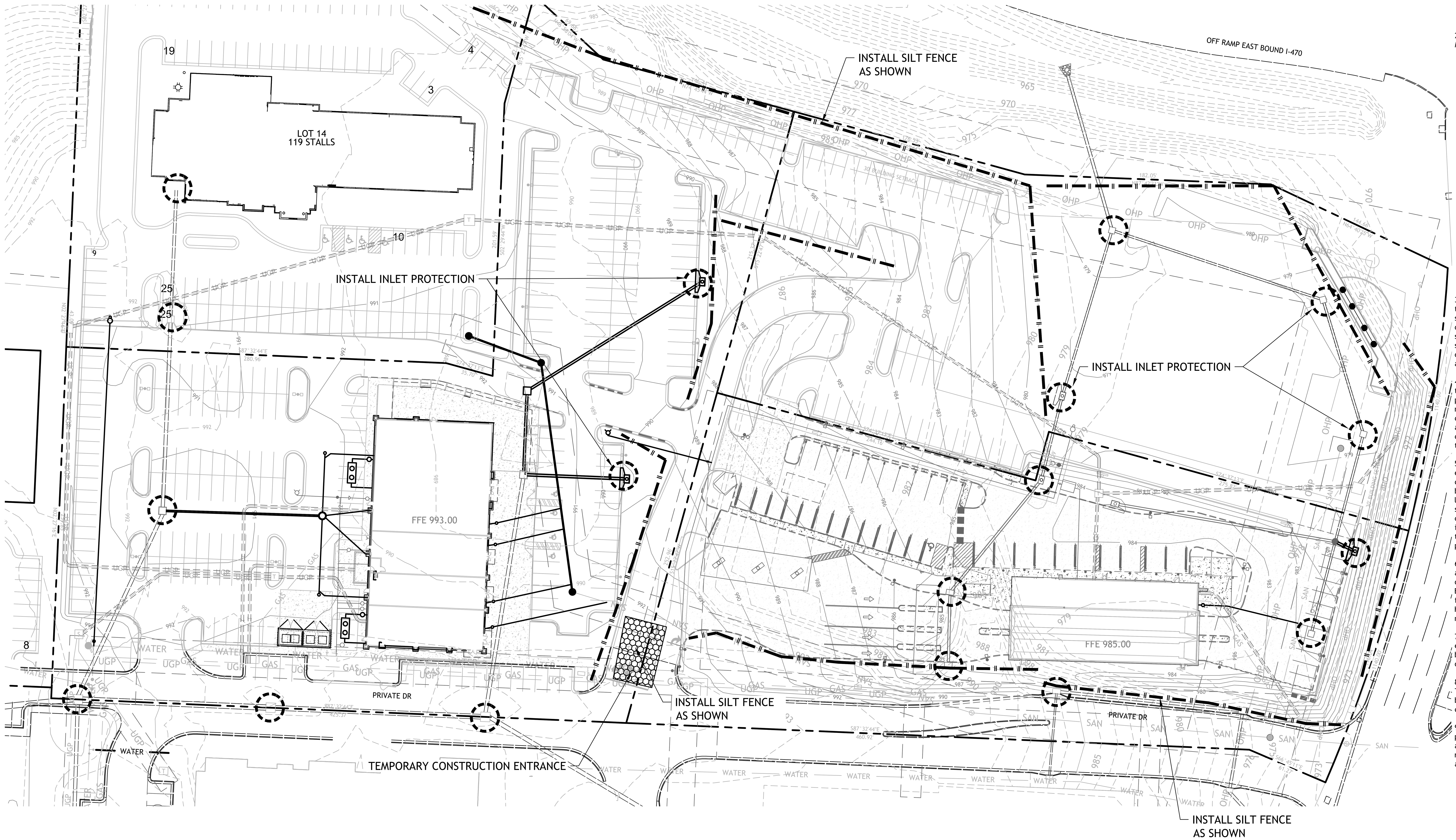

NOTES:

1. Prior to Land Disturbance activities, the following shall occur:
   a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
   b) Construct a stabilized entrance/parking/staging area;
   c) Install perimeter controls and protect any existing stormwater inlets;
   d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
2. The site shall comply with all requirements of the MoDNR general requirements
   a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
   b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
   c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
   d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization. temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.

4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.

5. Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks. etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.

6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.

7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.

8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erasion control shall be installed as directed by the manufacturer.

9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

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0 15' 30'

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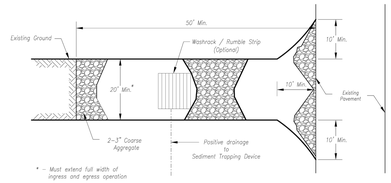
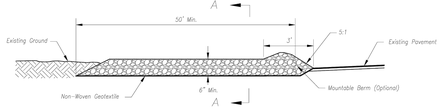
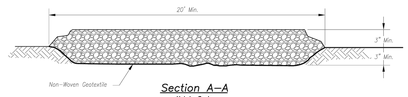


Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
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 from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

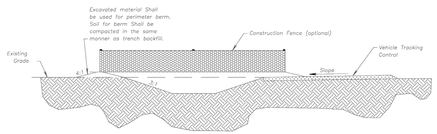
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

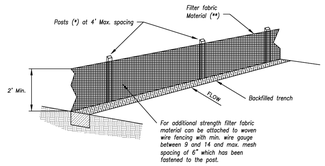
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris shall be disposed of properly and shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

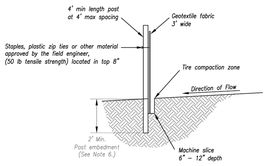
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control, Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01
	ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ½" x 1 ½"
- NO.2 SOUTHERN PINE 2 ⅛" x 2 ⅛"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288



SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100', Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

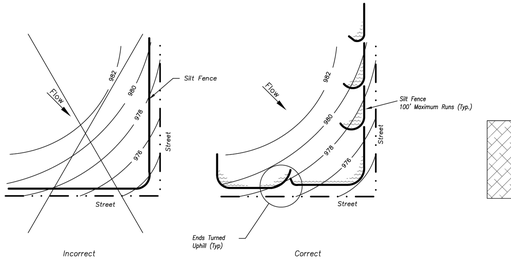
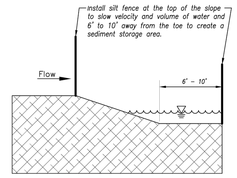


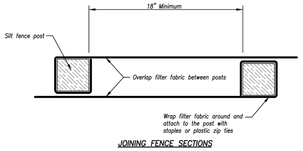
Figure A

SILT FENCE LAYOUT
Not to Scale



Maintenance:

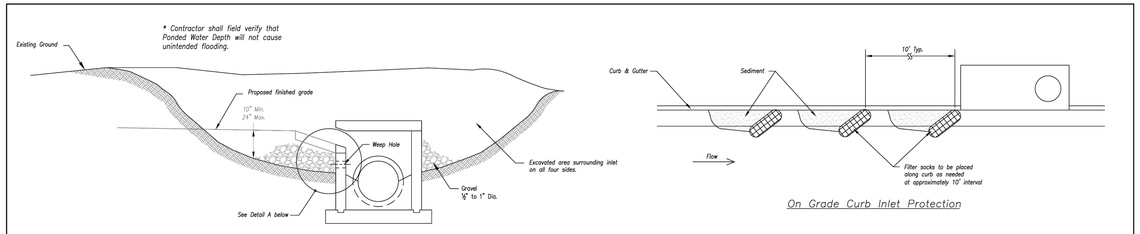
1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.



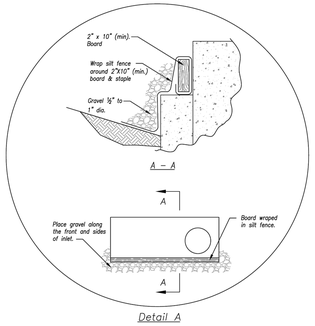
JOINING FENCE SECTIONS
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016



On Grade Curb Inlet Protection



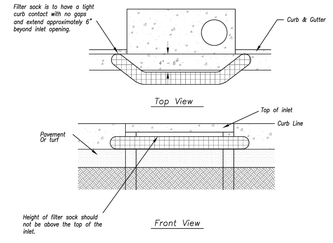
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

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Revisions
11-29-23 CITY COMMENTS
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2-29-24 PER CLIENT

LOT 13A OF WEST PRYOR
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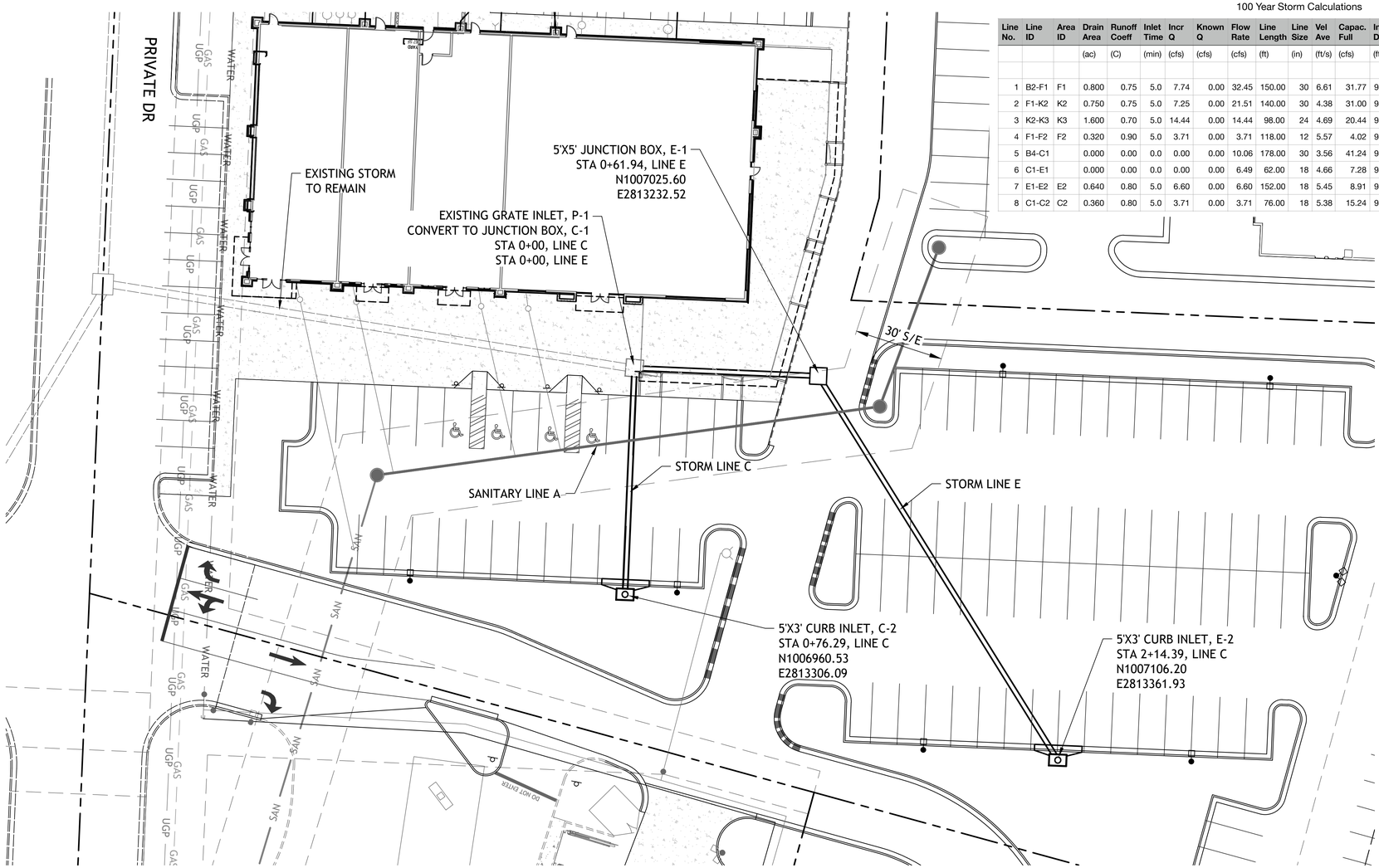
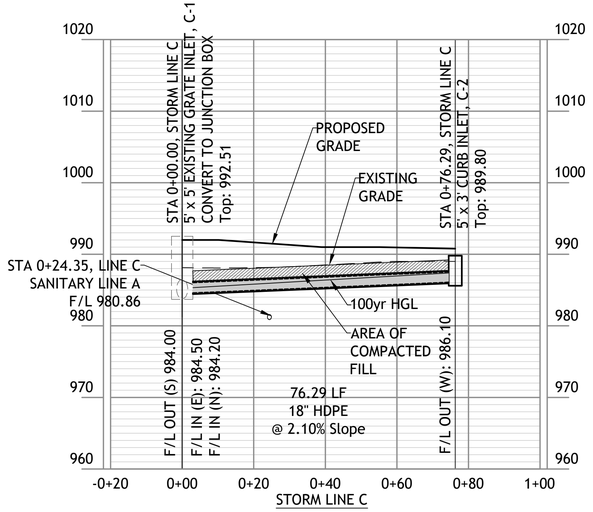
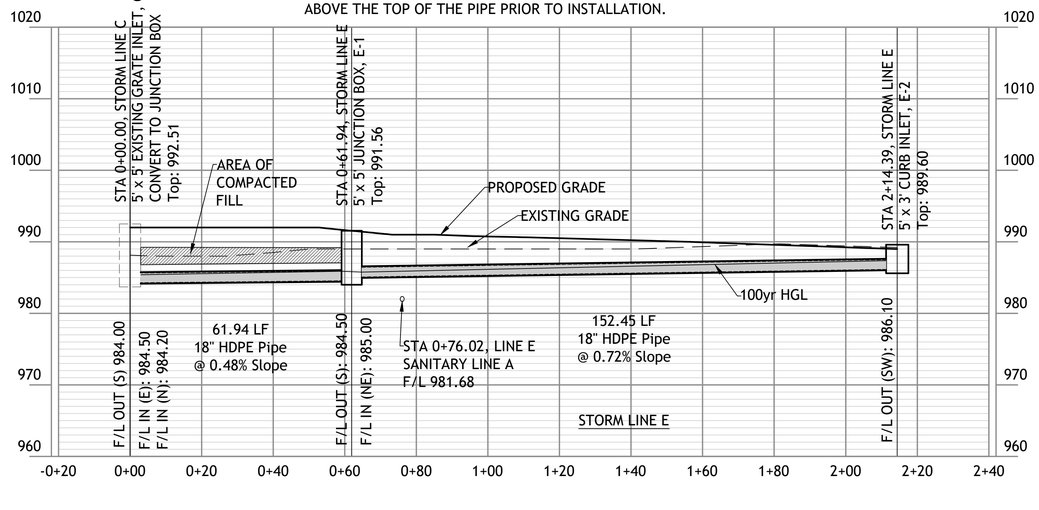


100 Year Storm Calculations

Line No.	Line ID	Area ID	Drain Area	Runoff Coeff	Inlet Time	Incr Q	Known Q	Flow Rate	Line Length	Line Size	Vel Ave	Capac. Full	Invert Dn	Invert Up	Line Slope	Grnd/Rim Elev Up	HGL Dn	HGL Up	HGL Junct
			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(ft)	(in)	(ft/s)	(cfs)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)
1	B2-F1	F1	0.800	0.75	5.0	7.74	0.00	32.45	150.00	30	6.61	31.77	980.20	981.10	0.60	990.50	982.70	983.59	983.72
2	F1-K2	K2	0.750	0.75	5.0	7.25	0.00	21.51	140.00	30	4.38	31.00	981.30	982.10	0.57	990.50	984.30	984.69	984.75
3	K2-K3	K3	1.600	0.70	5.0	14.44	0.00	14.44	98.00	24	4.69	20.44	982.60	983.40	0.82	990.00	984.89	985.24	985.31
4	F1-F2	F2	0.320	0.90	5.0	3.71	0.00	3.71	118.00	12	5.57	4.02	987.00	988.50	1.27	991.80	987.77	989.32	989.32
5	B4-C1		0.000	0.00	0.0	0.00	0.00	10.06	178.00	30	3.56	41.24	982.20	984.00	1.01	992.50	984.70	985.06	985.06
6	C1-E1		0.000	0.00	0.0	0.00	0.00	6.49	62.00	18	4.66	7.28	984.20	984.50	0.48	991.50	985.30	985.60	985.73
7	E1-E2	E2	0.640	0.80	5.0	6.60	0.00	6.60	152.00	18	5.45	8.91	985.00	986.09	0.72	989.00	985.96	987.08	987.08
8	C1-C2	C2	0.360	0.80	5.0	3.71	0.00	3.71	76.00	18	5.38	15.24	984.50	986.10	2.11	989.80	985.04	986.84	986.84



NOTE
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.



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STATE OF MISSOURI
SHANE D. LOWSKI
NUMBER
PROFESSIONAL ENGINEER
3/18/24

Revisions
11-29-23 CITY COMMENTS
1-4-24 PER CLIENT
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2-29-24 PER CLIENT
3-7-24 SECTIONALIZER
3-18-24 PER CLIENT

LOT 13A OF WEST PRYOR
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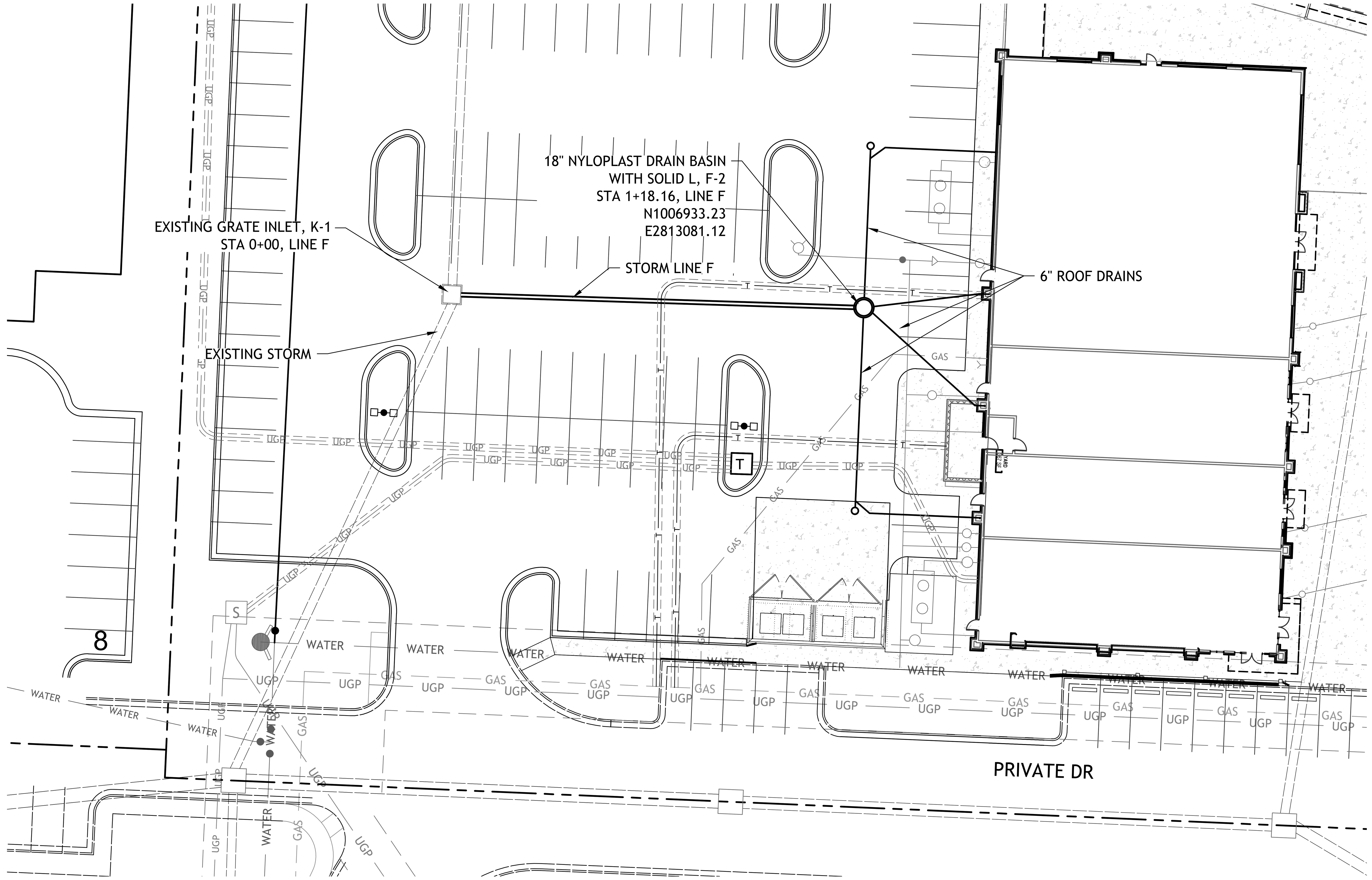

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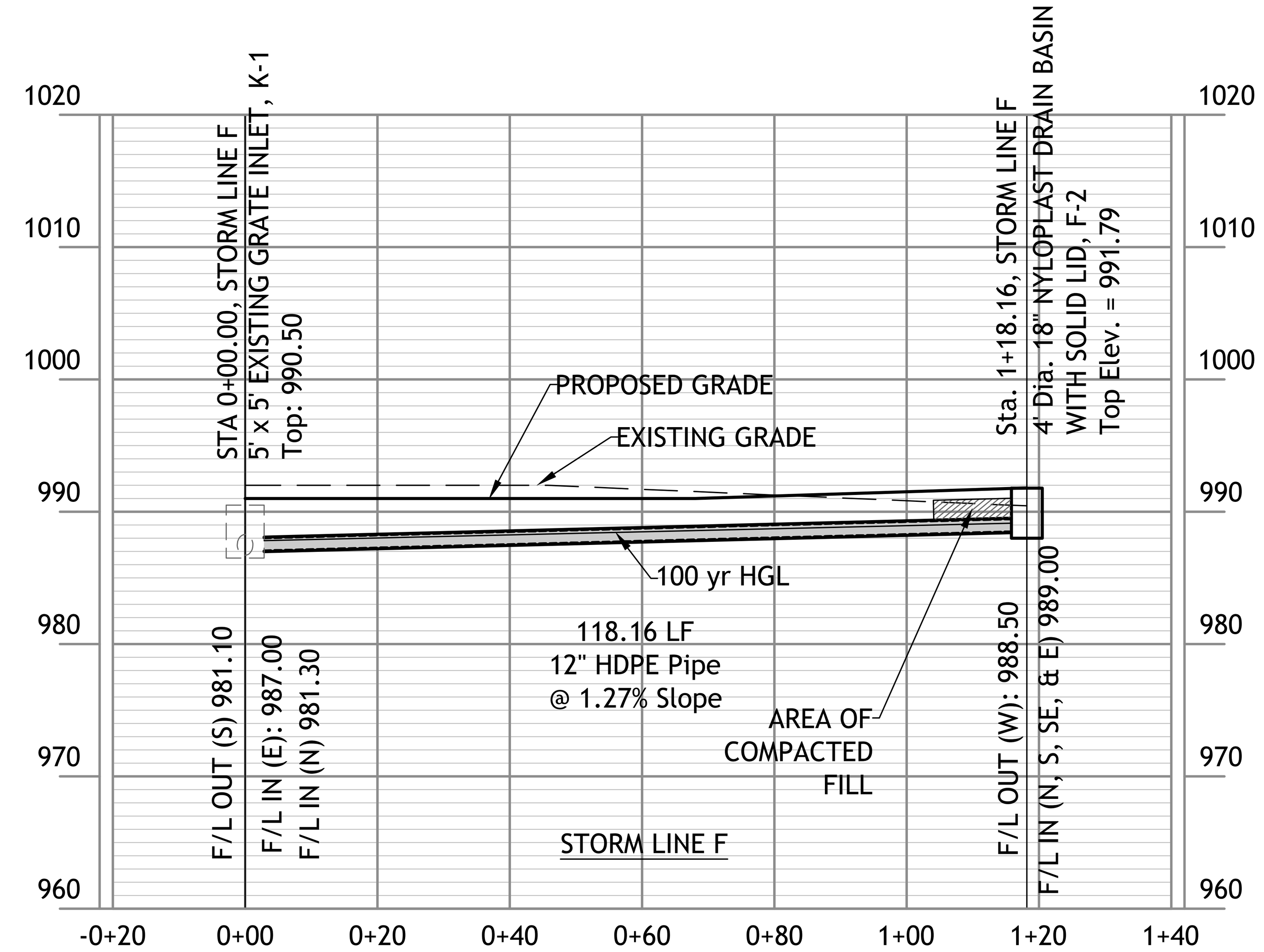

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			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(ft)	(in)	(ft/s)	(cfs)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)
1	B2-F1	F1	0.800	0.75	5.0	7.74	0.00	32.45	150.00	30	6.61	31.77	980.20	981.10	0.60	990.50	982.70	983.59	983.72
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3	K2-K3	K3	1.600	0.70	5.0	14.44	0.00	14.44	98.00	24	4.69	20.44	982.60	983.40	0.82	990.00	984.89	985.24	985.31
4	F1-F2	F2	0.320	0.90	5.0	3.71	0.00	3.71	118.00	12	5.57	4.02	987.00	988.50	1.27	991.80	987.77	989.32	989.32
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6	C1-E1		0.000	0.00	0.0	0.00	0.00	6.49	62.00	18	4.66	7.28	984.20	984.50	0.48	991.50	985.30	985.60	985.73
7	E1-E2	E2	0.640	0.80	5.0	6.60	0.00	6.60	152.00	18	5.45	8.91	985.00	986.09	0.72	989.00	985.96	987.08	987.08
8	C1-C2	C2	0.360	0.80	5.0	3.71	0.00	3.71	76.00	18	5.38	15.24	984.50	986.10	2.11	989.80	985.04	986.84	986.84

1"=10'
0 5' 10'

1"=20'
0 10' 20'

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3-18-24 PER CLIENT
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9-25-24 CITY COMMENTS
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LOT 13A OF WEST PRYOR
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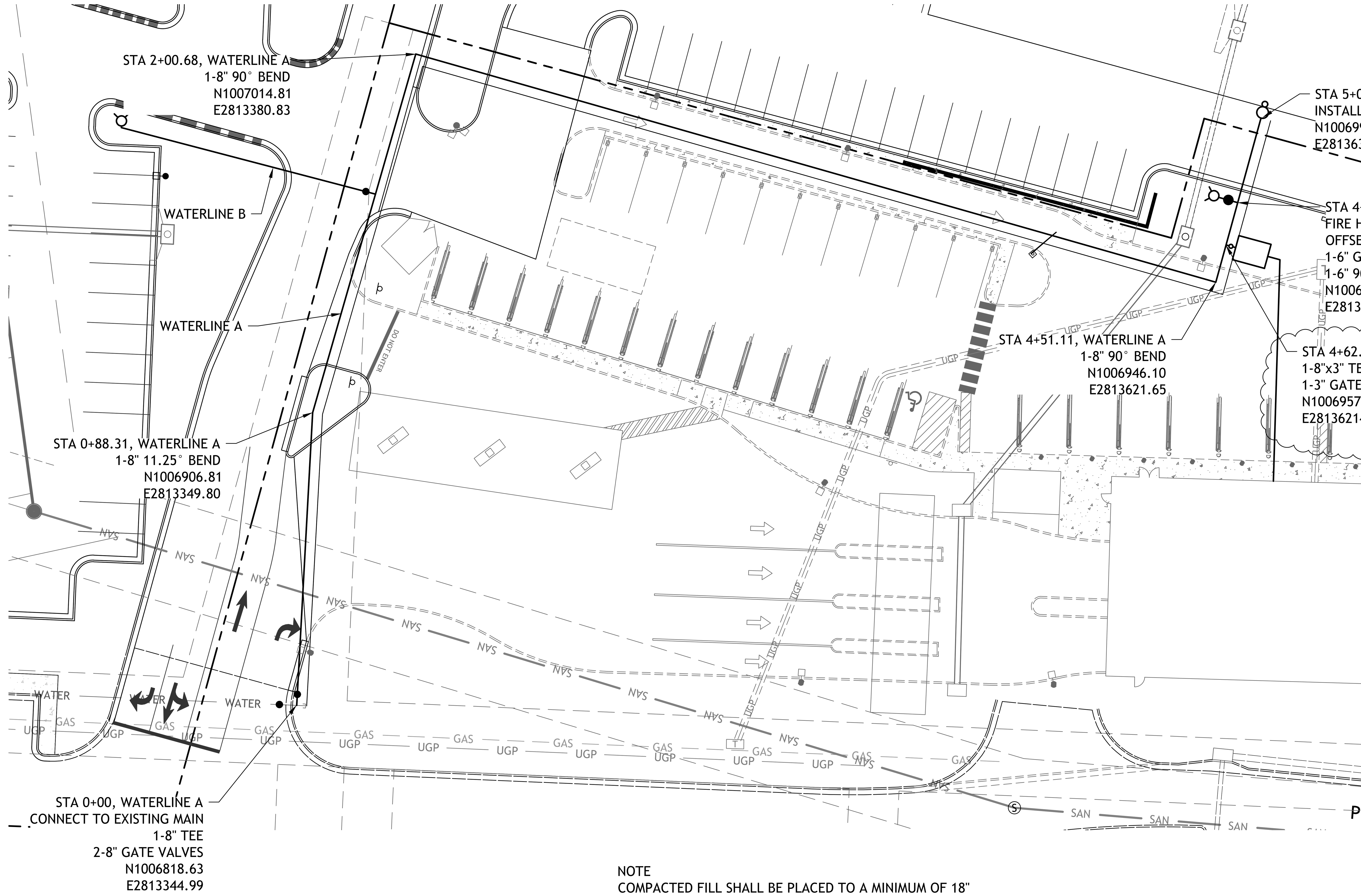
19 OCTOBER 2023



NOTE
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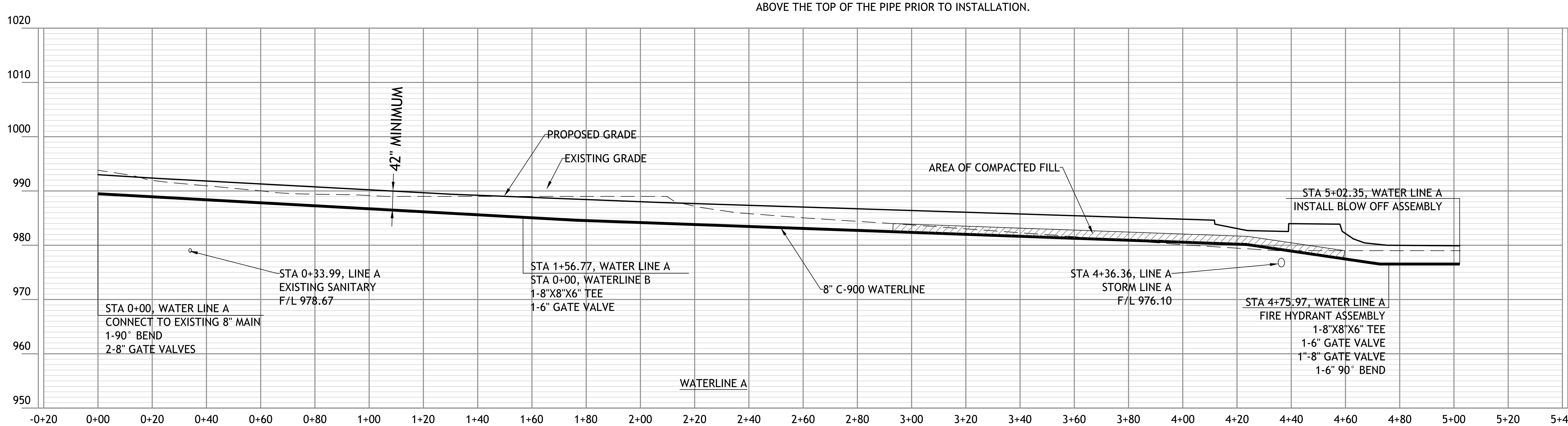

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LEE'S SUMMIT, MISSOURI

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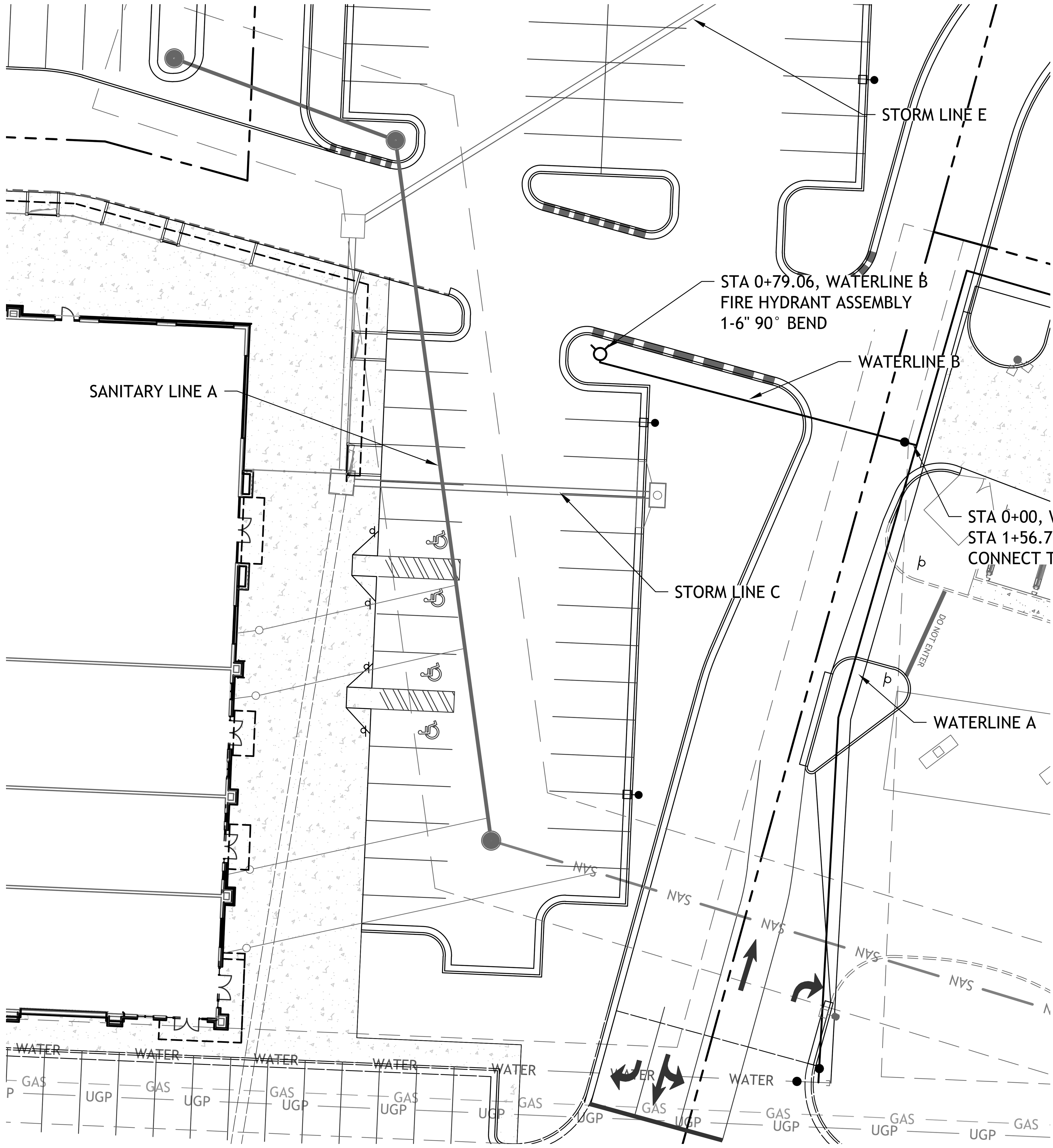

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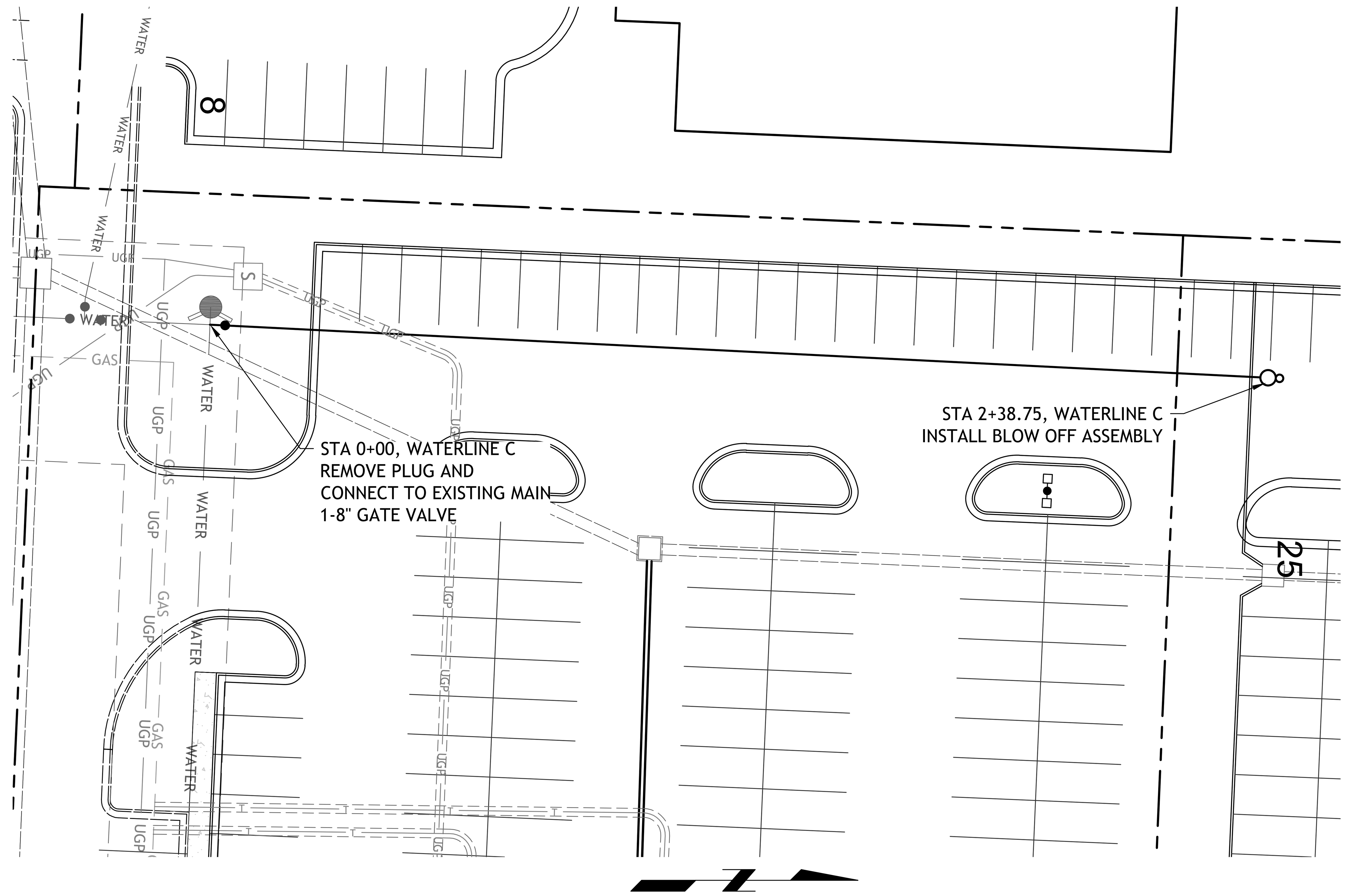

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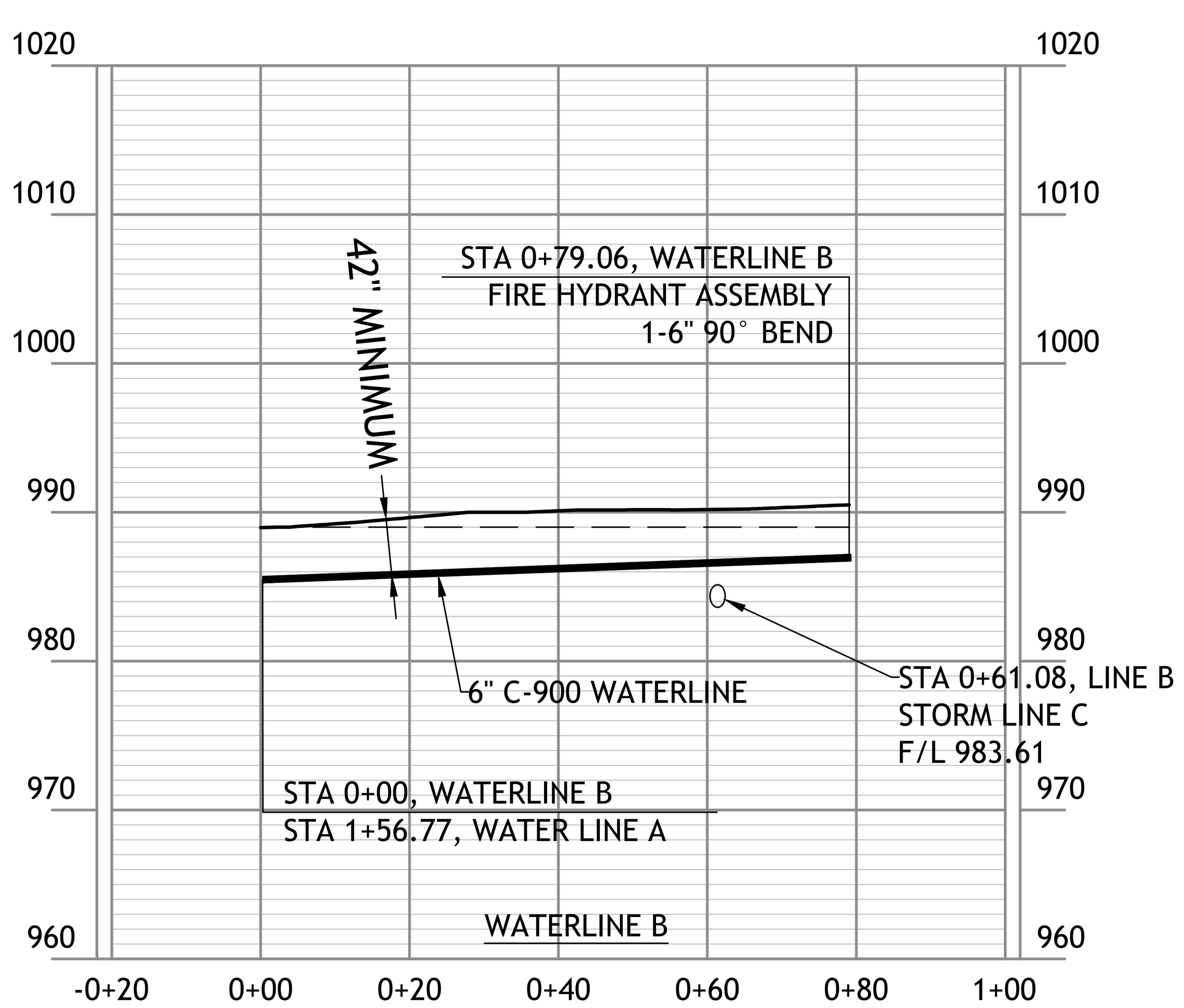

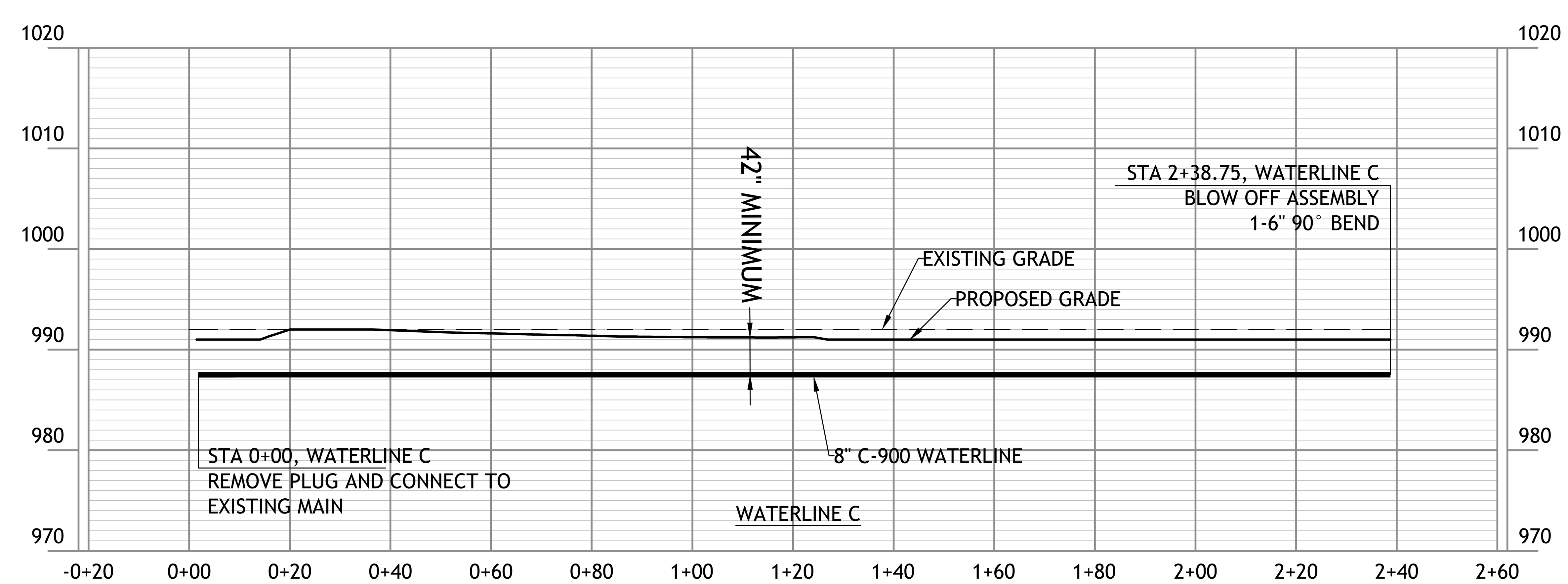

1"=10'
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1"=20'
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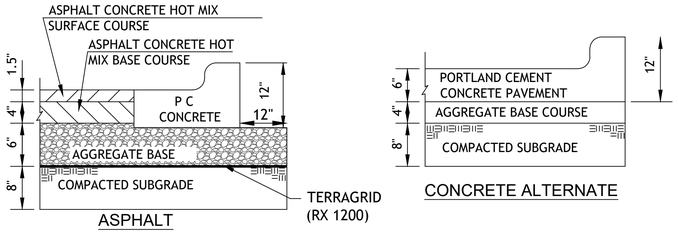
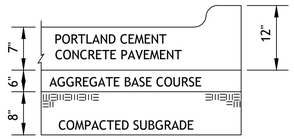


REGULAR DUTY PAVING PV1

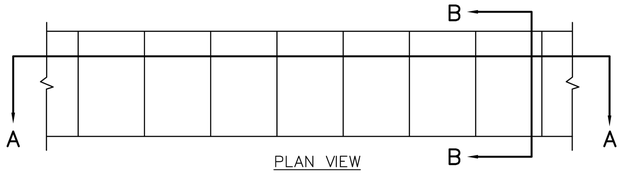


HEAVY DUTY CONCRETE PV3

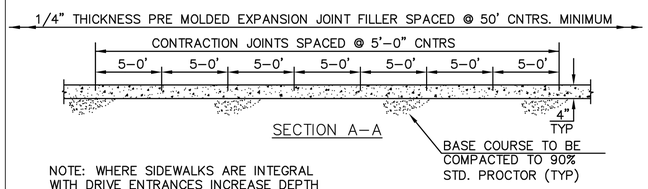
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 2-01
AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT

2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

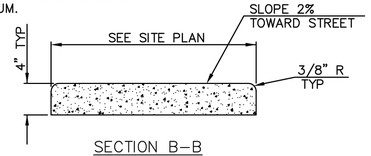


PLAN VIEW



SECTION A–A

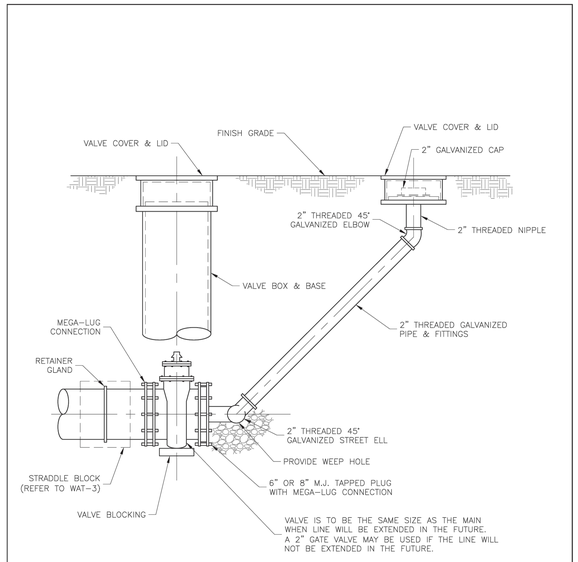
NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



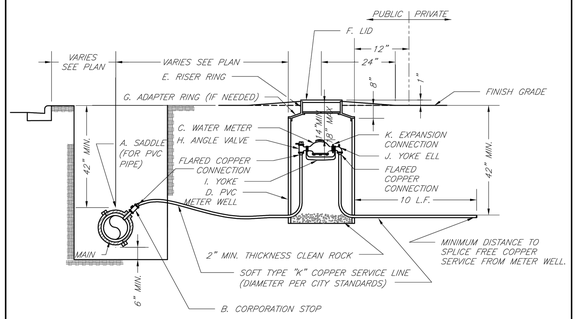
SECTION B–B

CONCRETE SIDEWALK CW2

NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.



LEE'S SUMMIT MISSOURI	Date: 01/2016
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
BLOWOFF ASSEMBLY	Checked By: DL
WAT-13	



TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

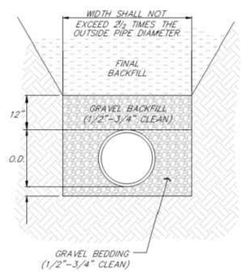
NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

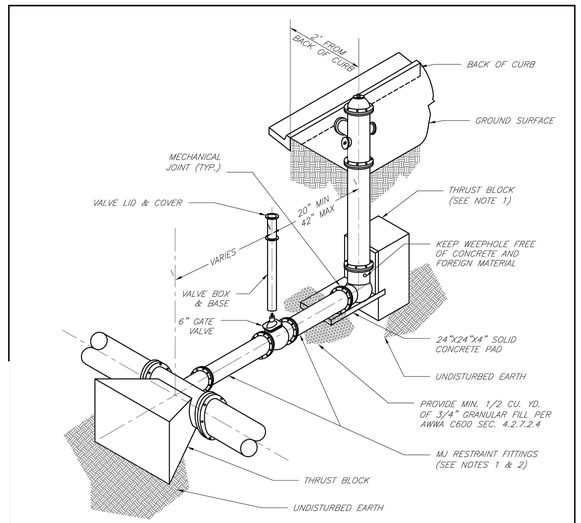
LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
SERVICE CONNECTION/METER WELL	Checked By: DL
	FILE: WAT-11
	Rev: 1/14
	Rev:

BEDDING
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
–UNDER OPEN AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
–UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	6"	6"
27" THRU 60"	6"	9"



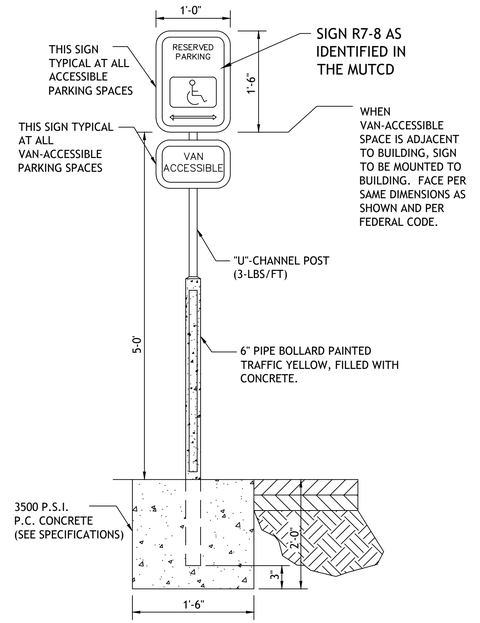
PIPE BEDDING DETAIL
NOT TO SCALE



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	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
HYDRANT INSTALLATION – STRAIGHT SET	Checked By: DL
	FILE: WAT-7
	Rev: 1/14
	Rev:



ACCESSIBLE PARKING SIGN PK2

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LOT 13A OF WEST PRYOR
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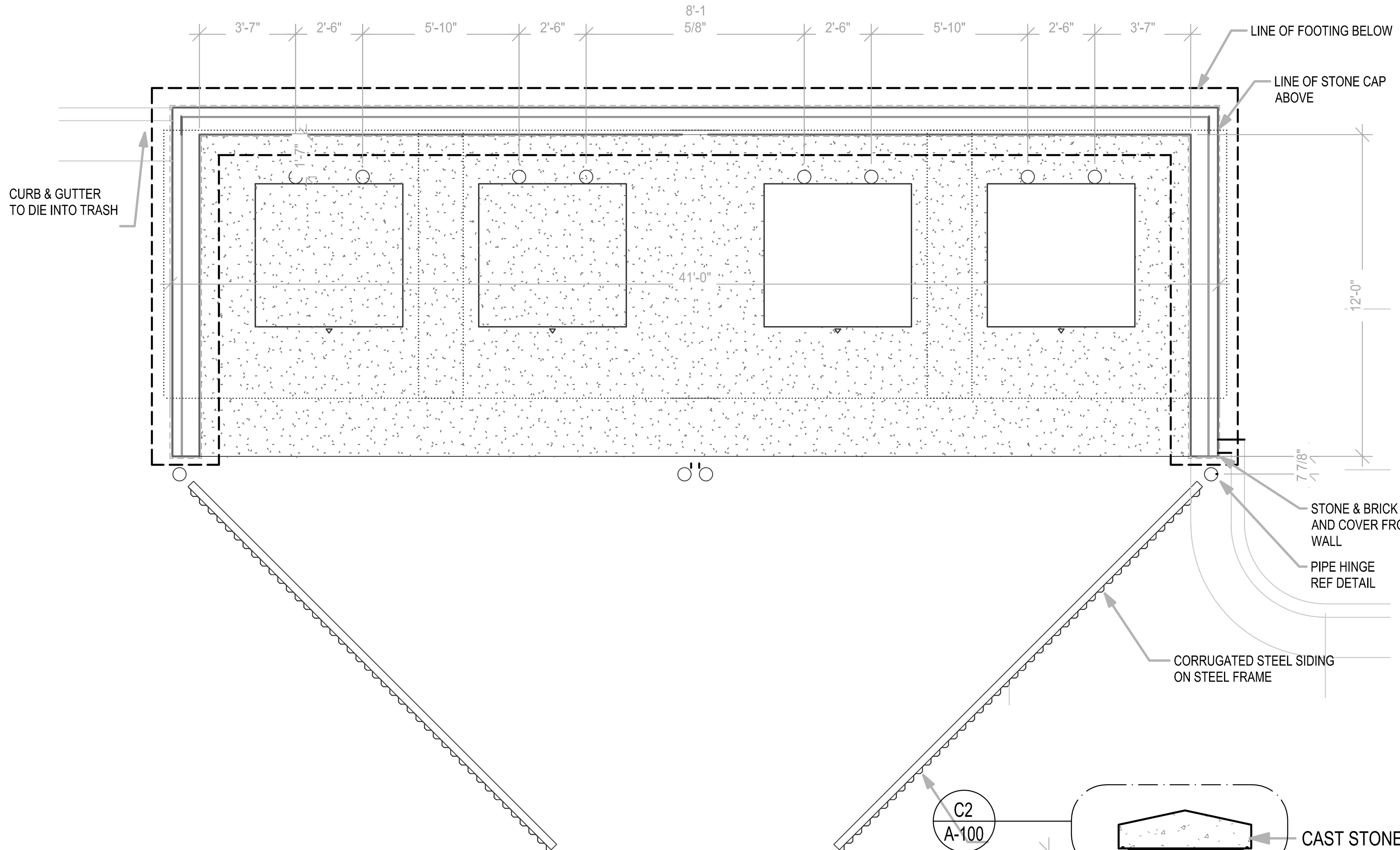
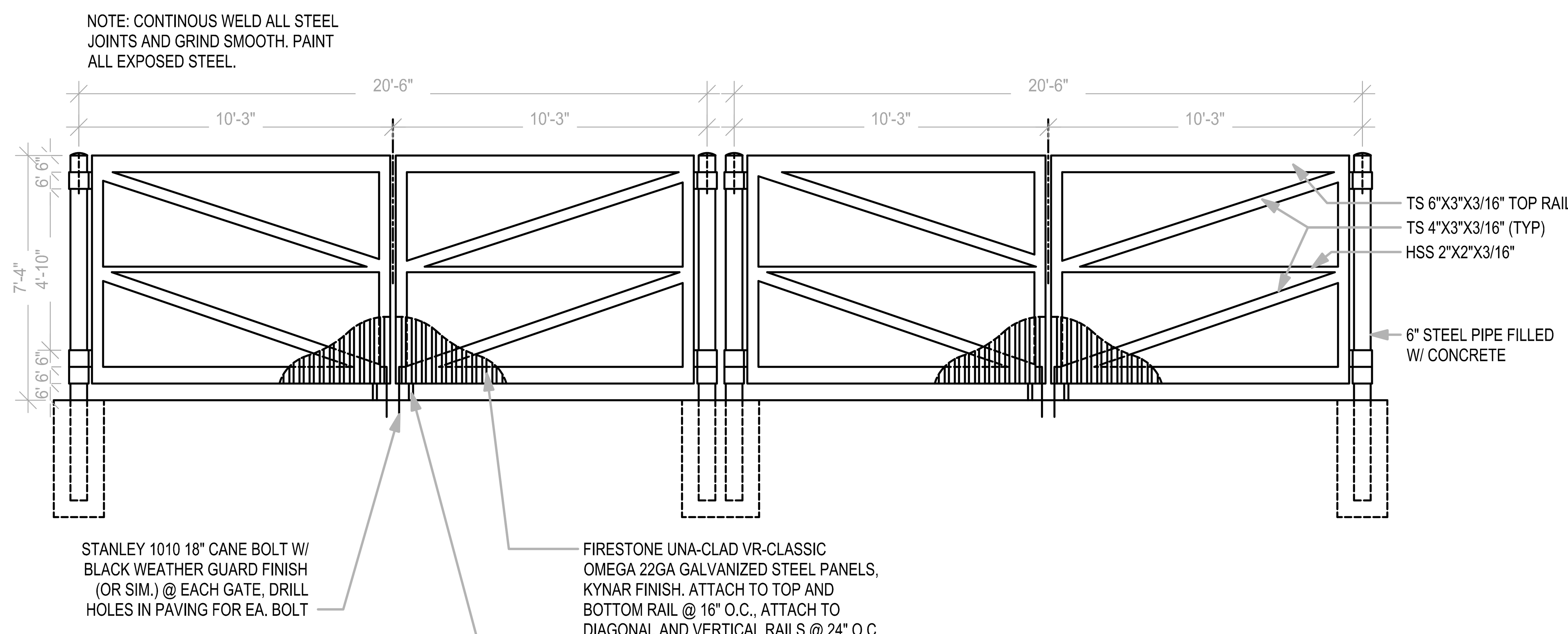
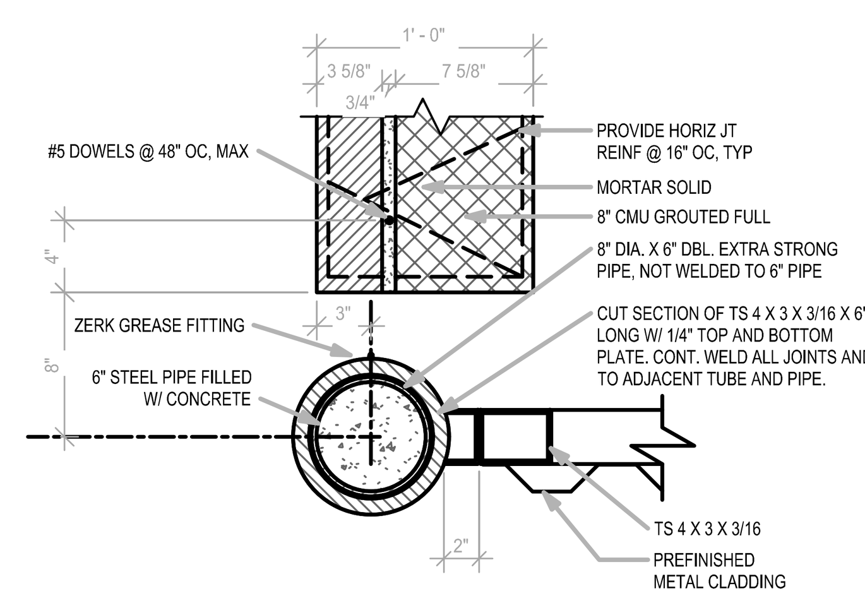
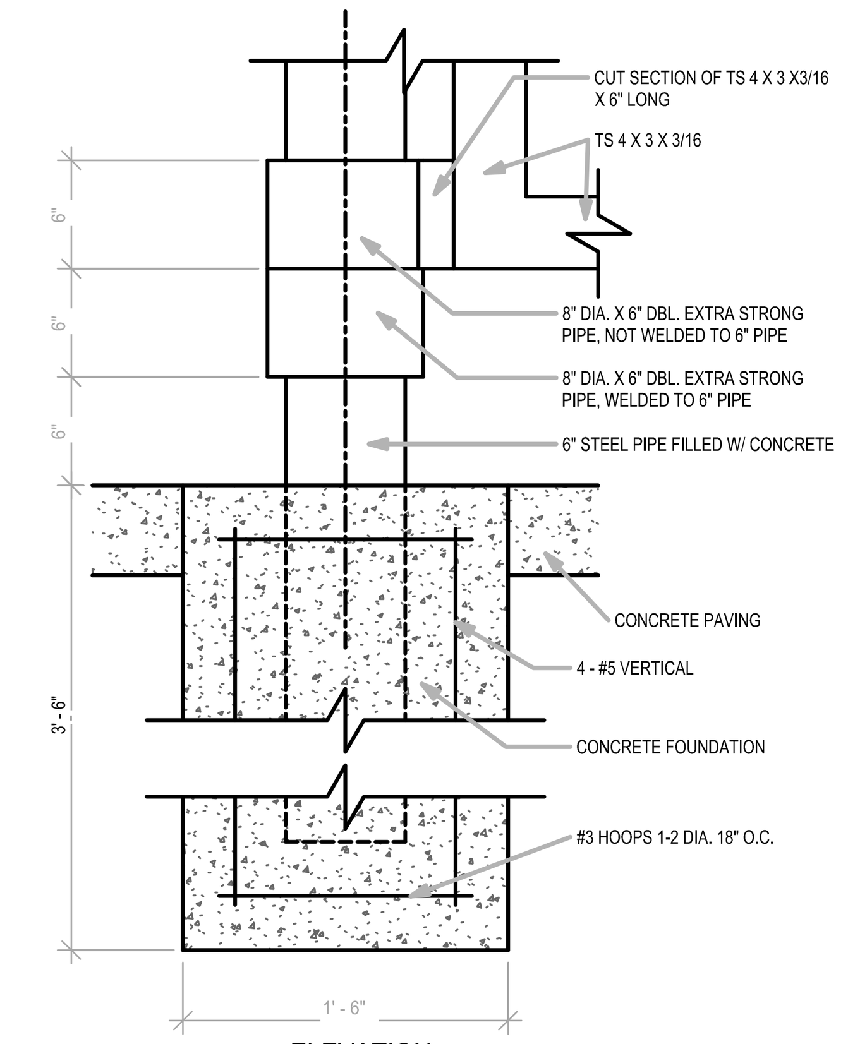


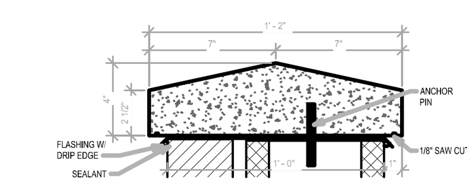


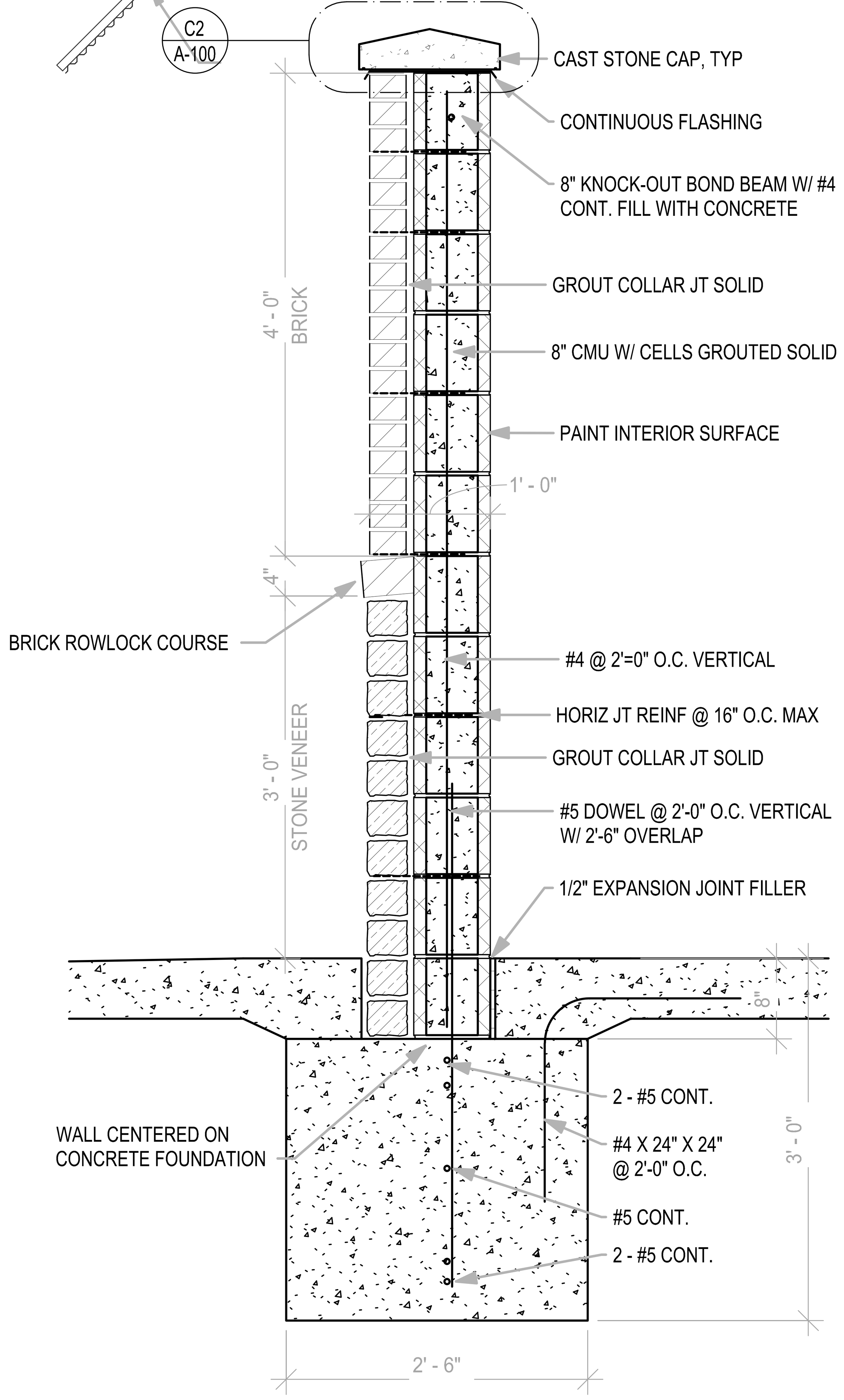


PLAN SECTION



ELEVATION





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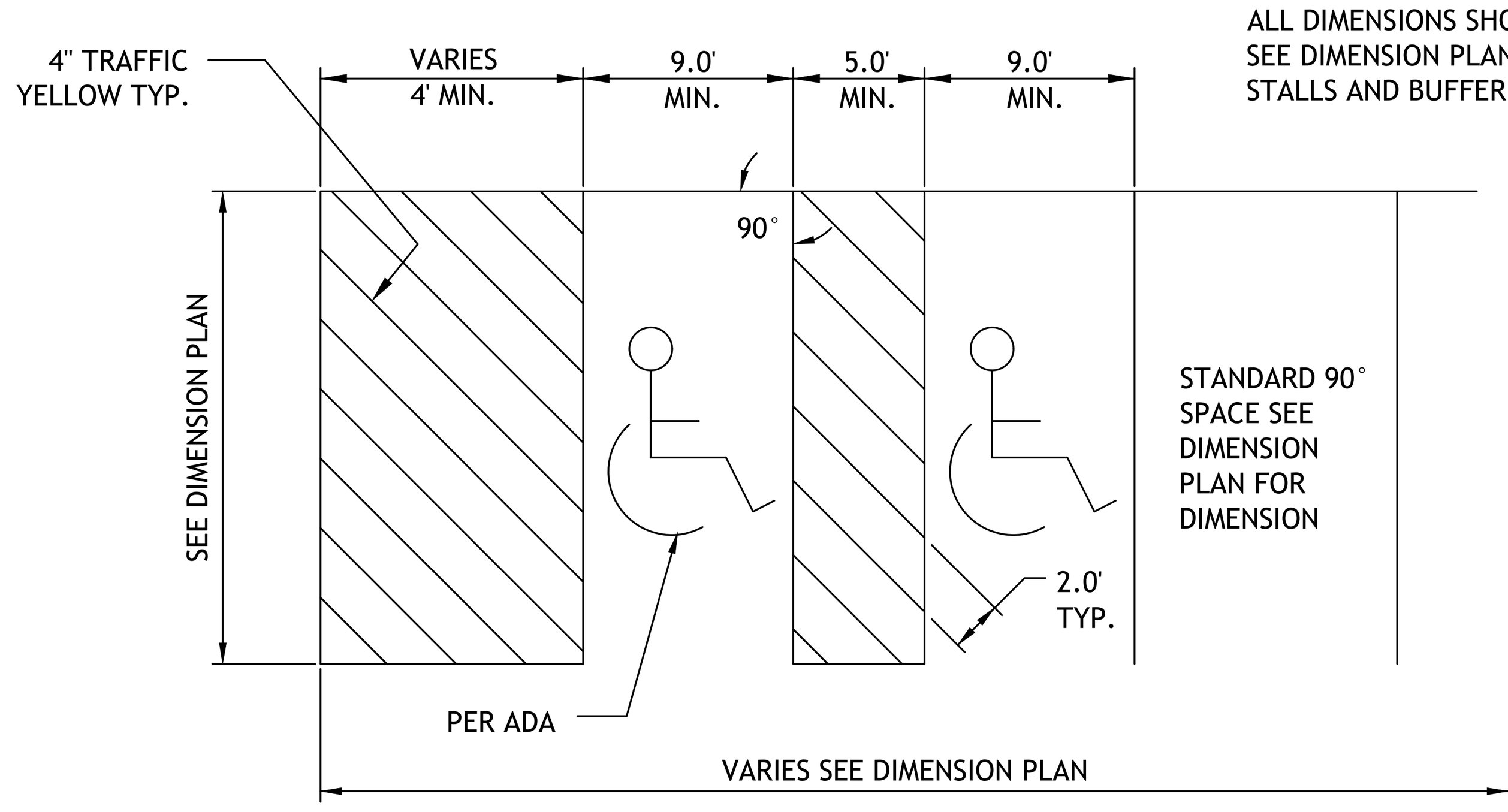
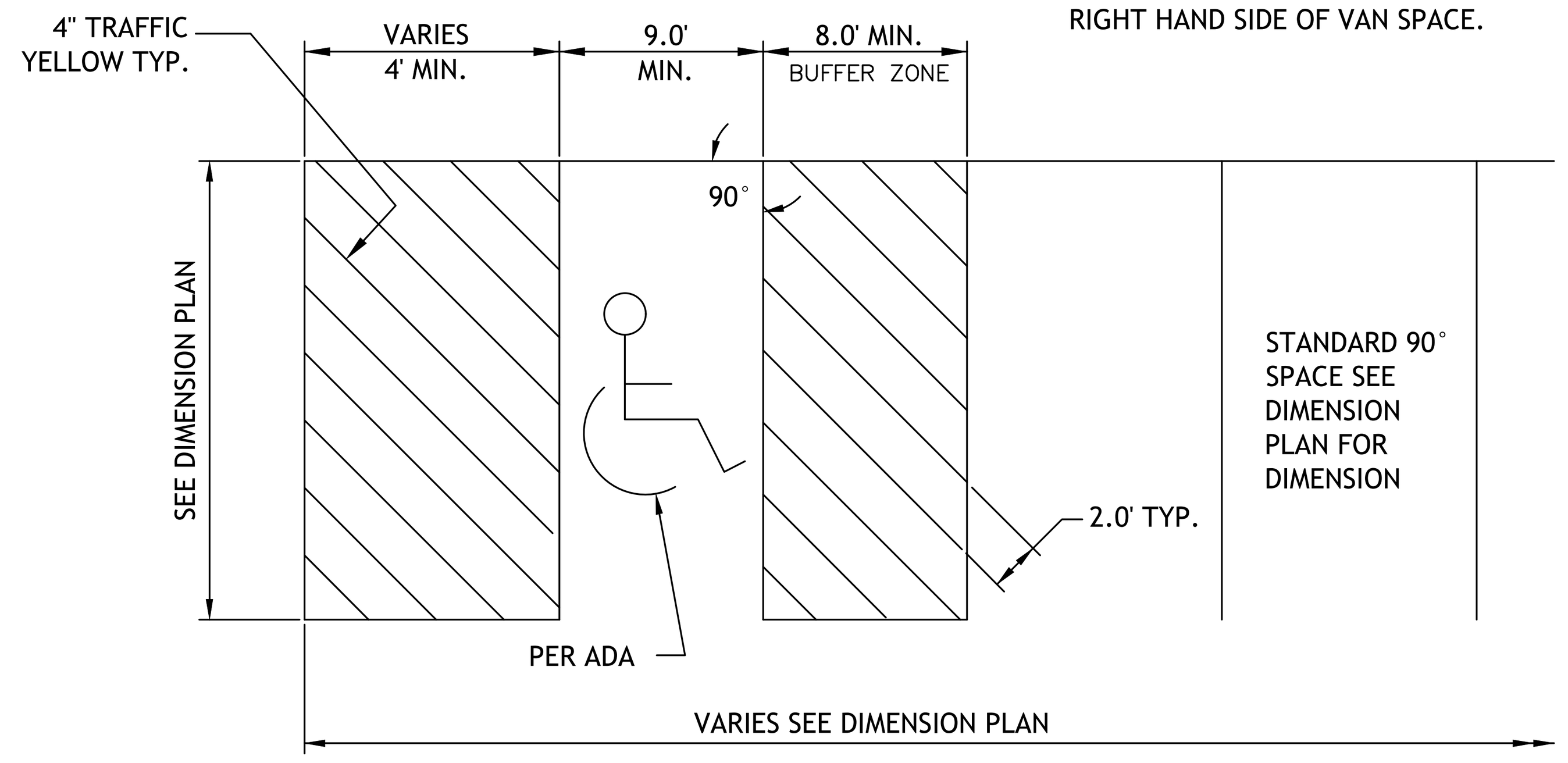
ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.

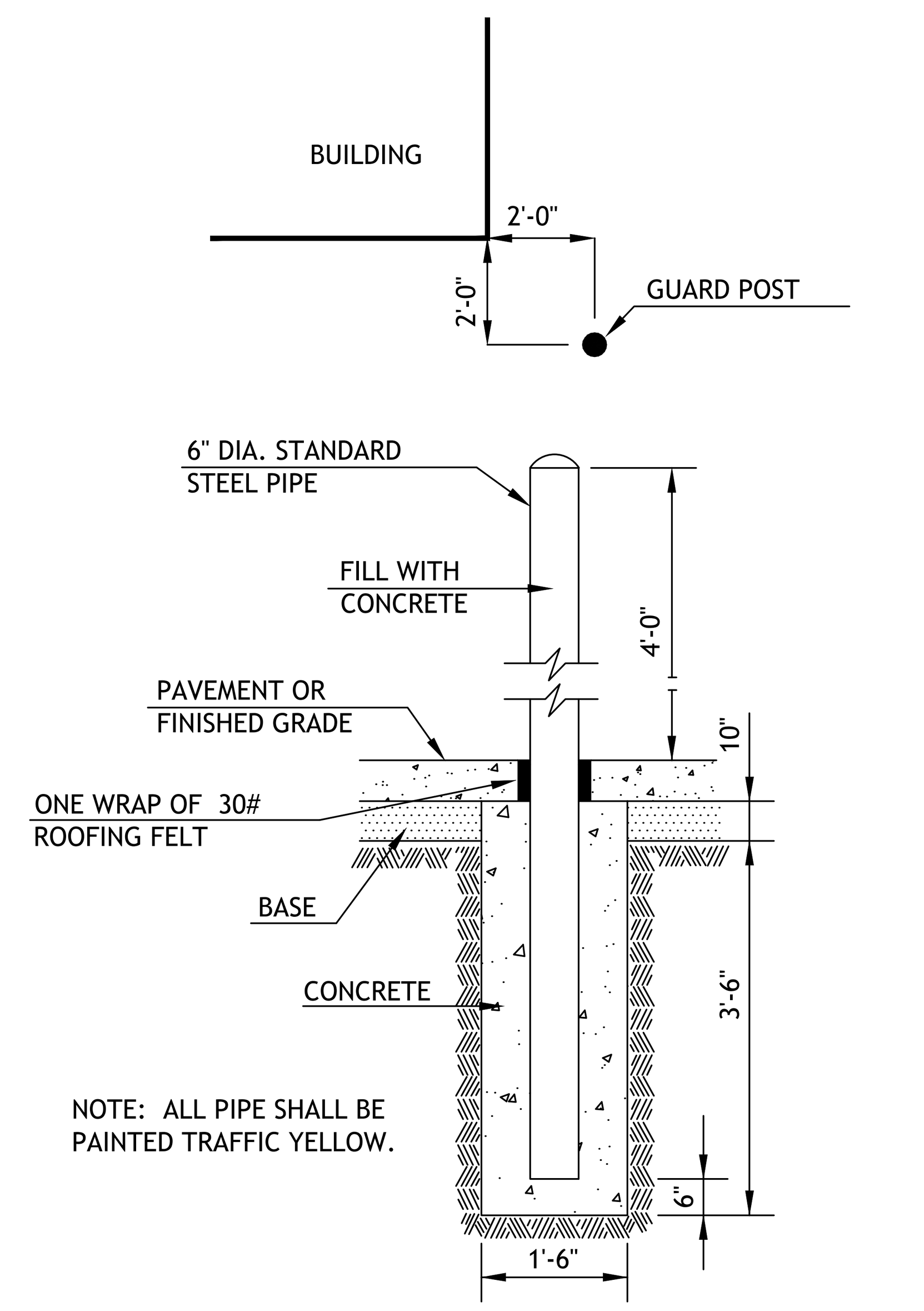


NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

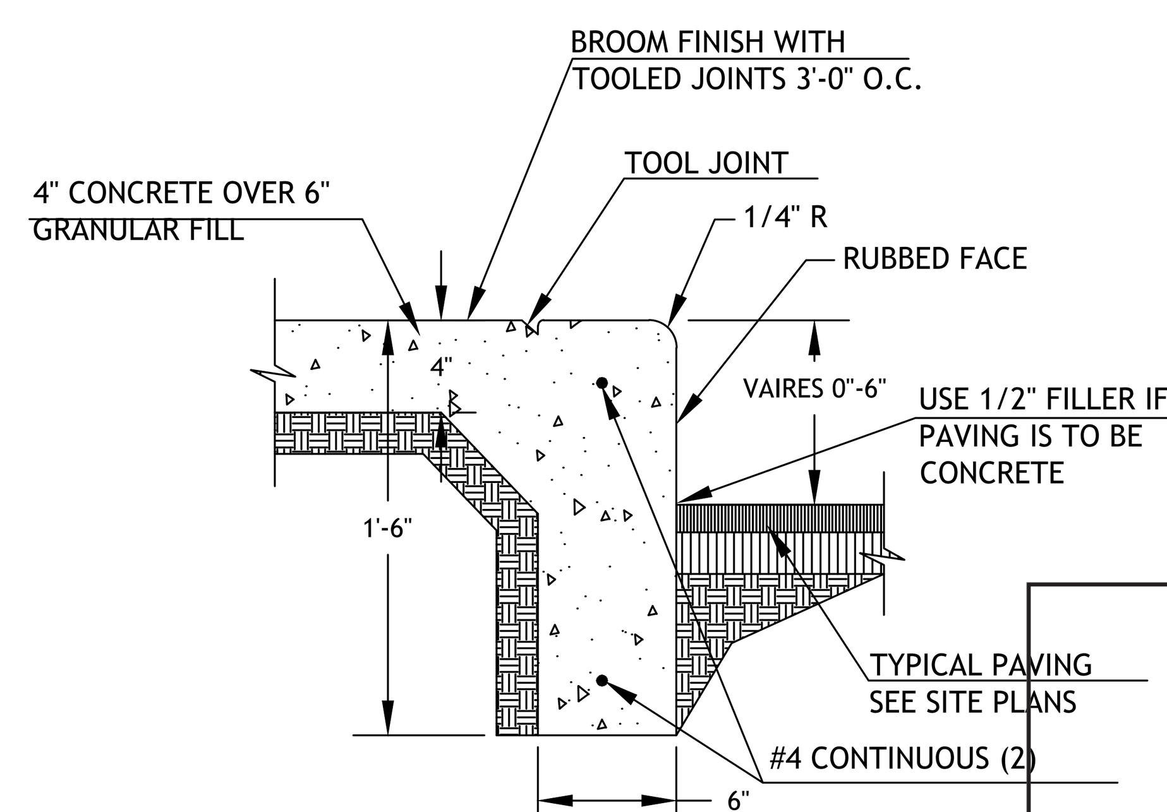
ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.



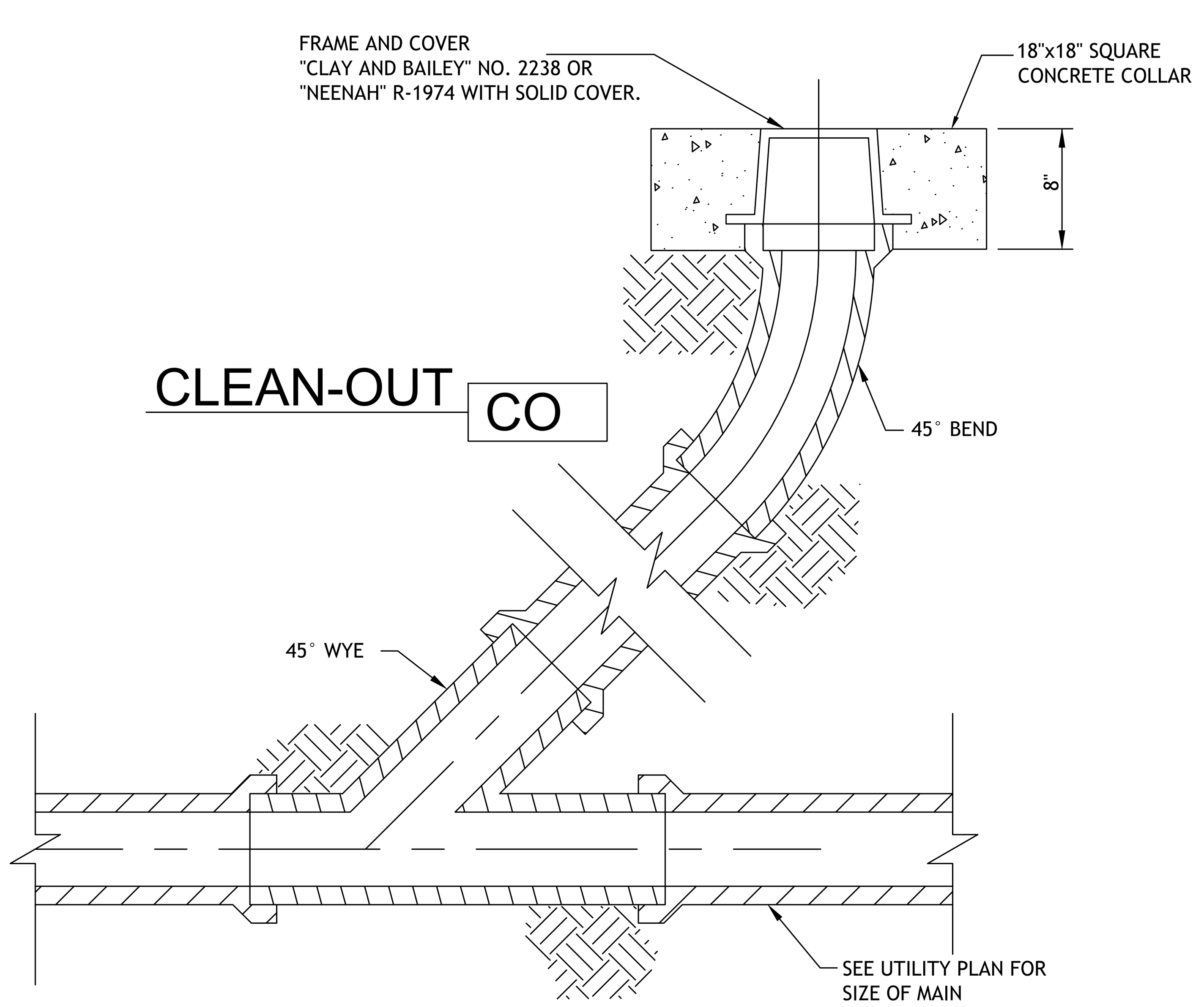
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING — PK1



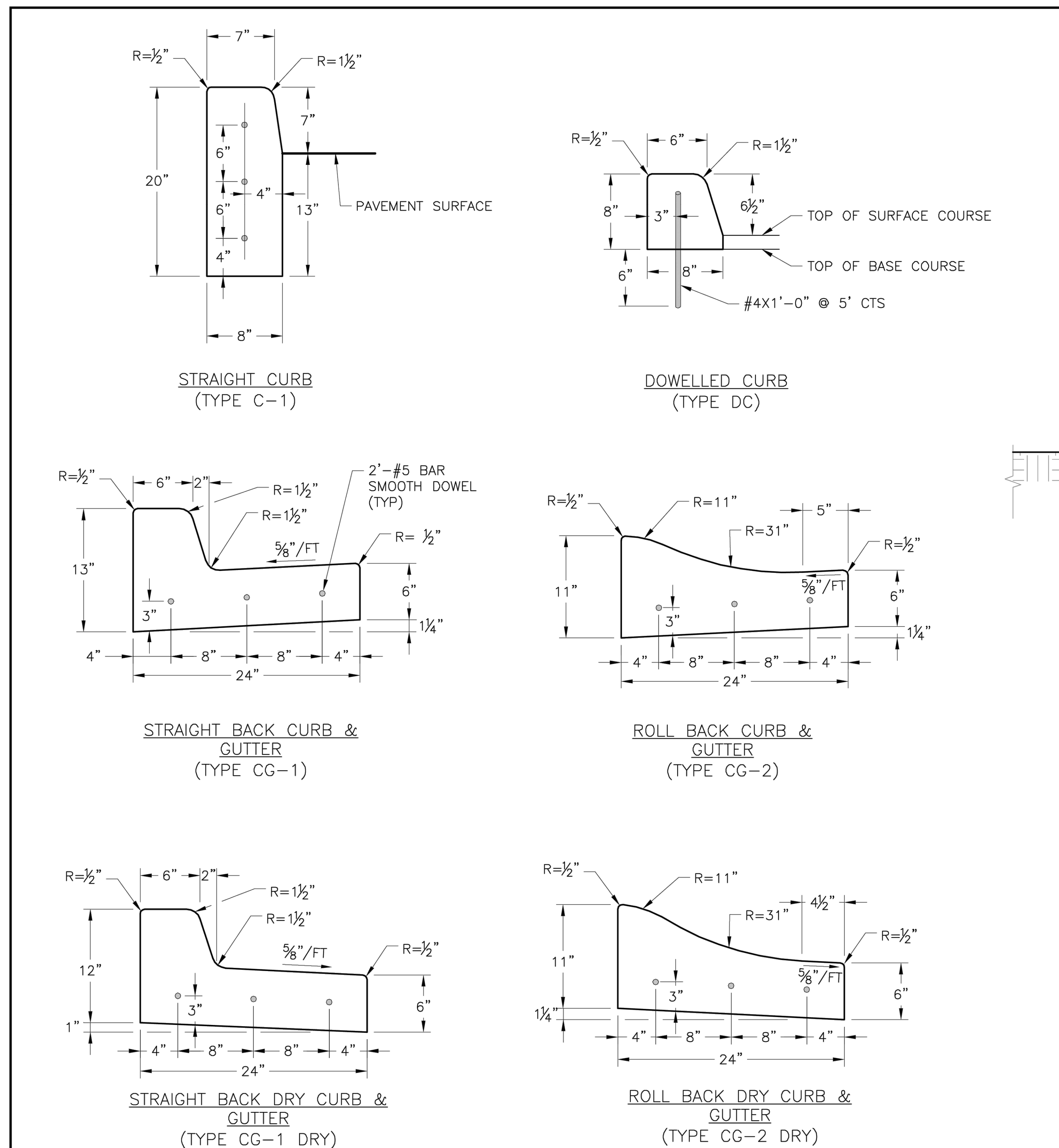
BOLLARD DETAIL — SG1

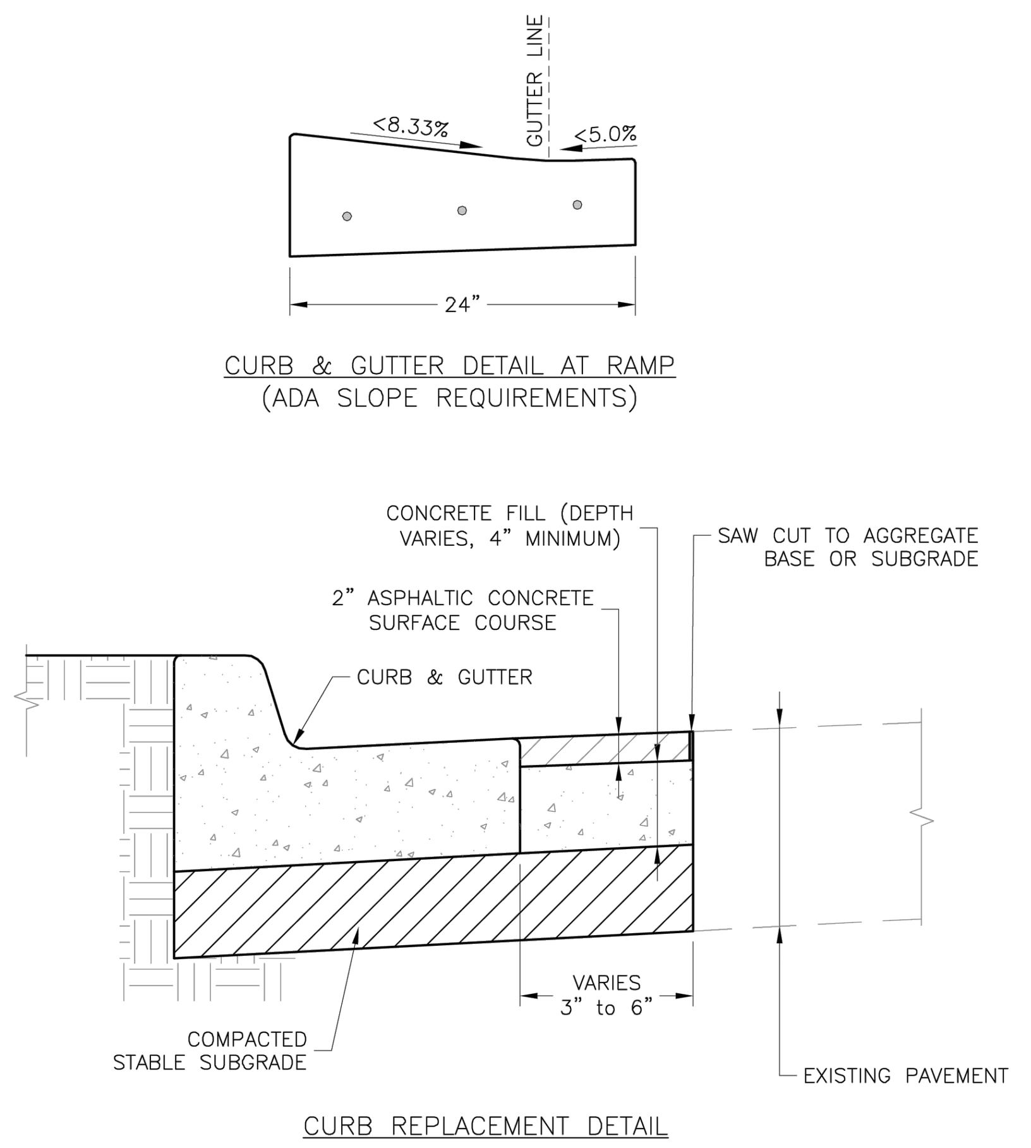


CURB WALK/CURB (AT BUILDING) — CW1



CLEAN-OUT — CO





CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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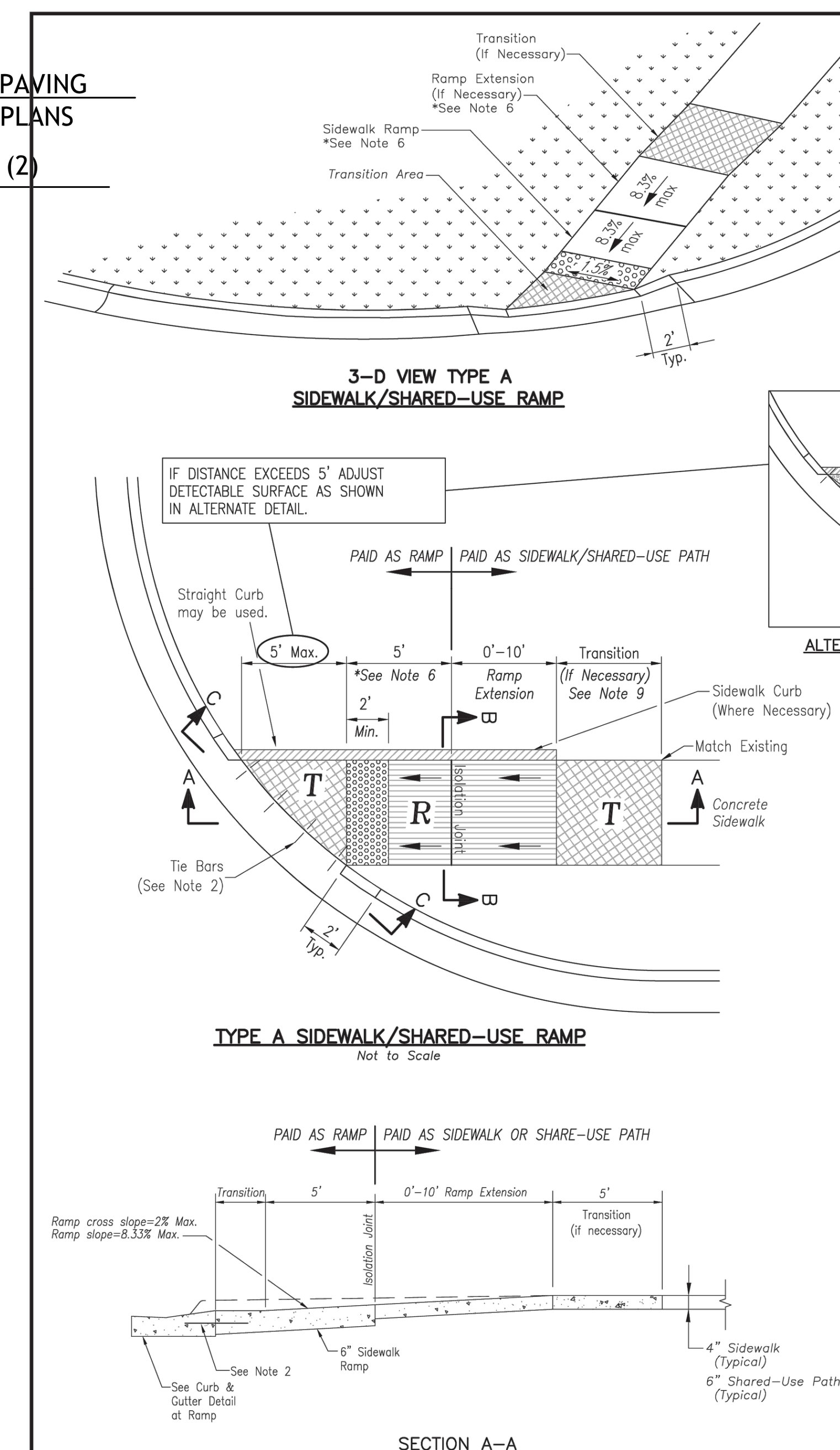
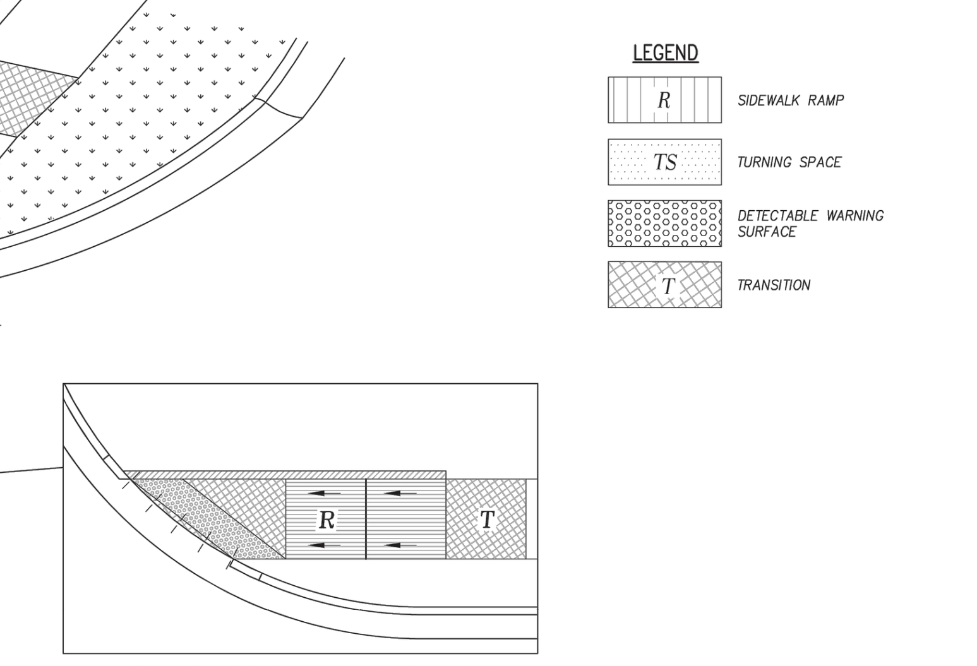
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4

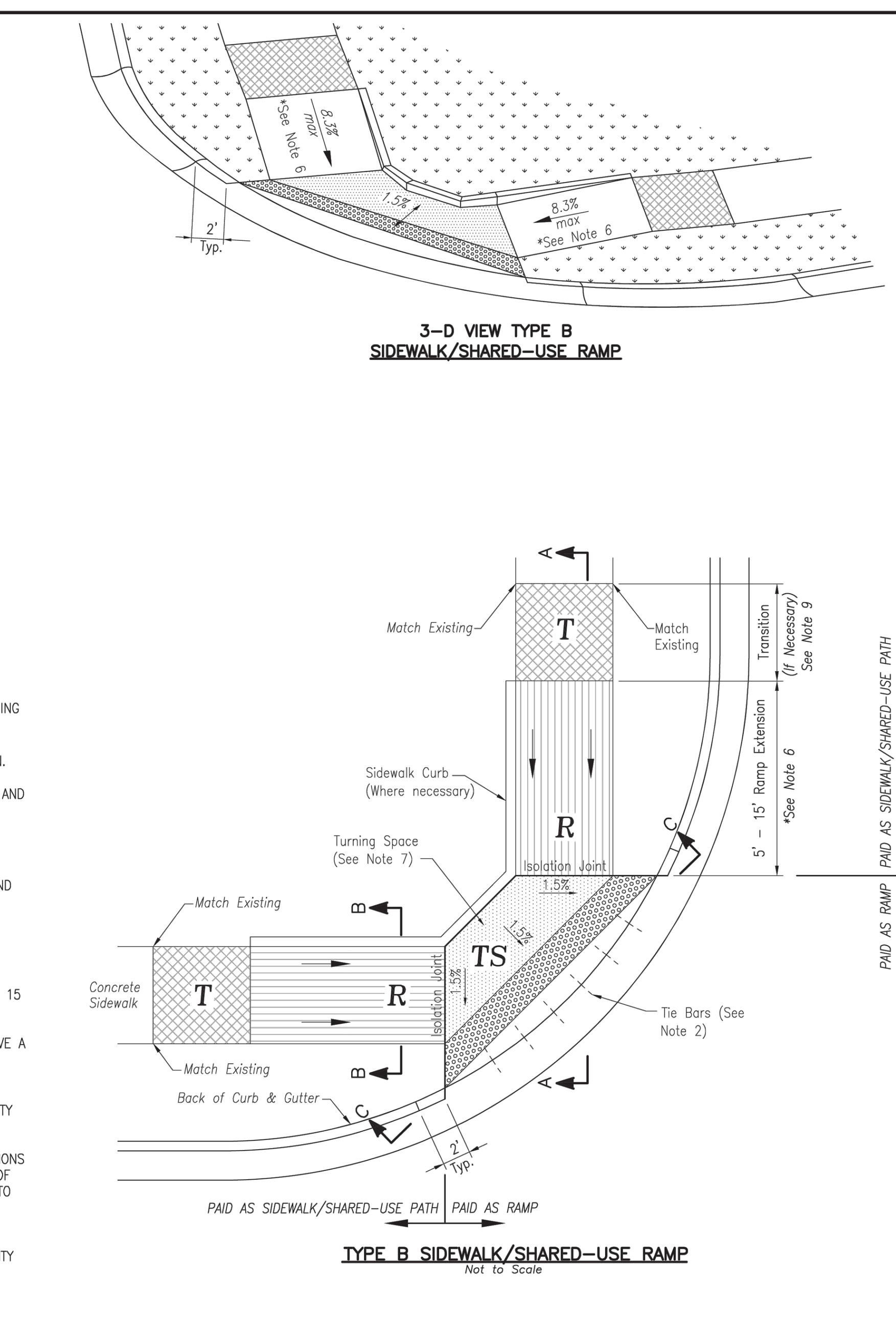


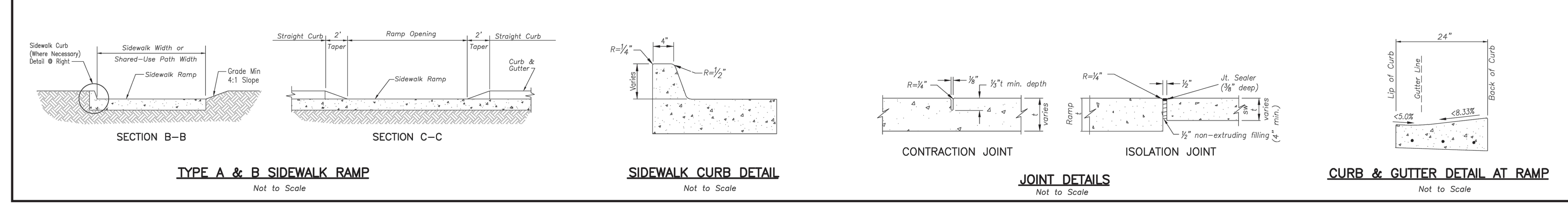


SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%

*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).





LS LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL
GEN-3A

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Revisions
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LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded chocolate mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All areas to be sodded unless noted otherwise.

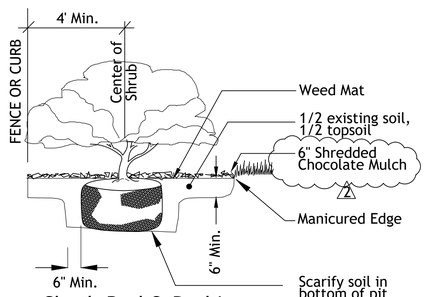
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

IRRIGATION NOTE
1. SUCCESSFUL LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN THAT COMPLIES WITH MINIMUM IRRIGATION REQUIREMENTS, AND INSTALLATION OF AN IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER BEFORE STARTING ANY INSTALLATION.
2. IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ON ZONE FOR FOUNTAIN
3. IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TEMPORARY SUPPORT PRIOR TO BUILDING CONSTRUCTION.
4. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED

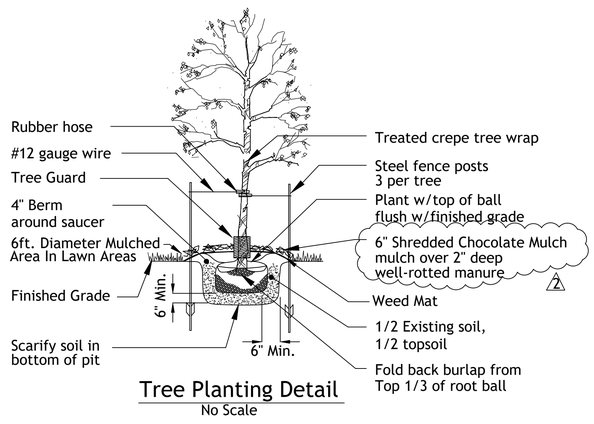
MOWING NOTE
CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS

LOT 13

470 HWY	216'	
REQUIRED:		
STREET TREES 1/30'	=	7
SHRUBS 1/20'	=	11
PROVIDED:		
ORNAMENTALS	=	11
SHRUBS	=	60
PRIVATE DR (SOUTH)	425'	
REQUIRED:		
STREET TREES 1/30'	=	14
SHRUBS 1/20'	=	21
PROVIDED:		
SHADE	=	7
ORNAMENTALS	=	7
SHRUBS	=	30
INTERIOR PARKING		
TOTAL PARKING SURFACE	=	80,928 SF
REQUIRED		
5% LANDSCAPE AREA	=	4,046 SF
PROVIDED	=	5,530 SF
OPEN SPACE TREES		
OPEN SPACE	30,819SF	
REQUIRED		
TREES 1 / 5,000SF	=	6
SHRUBS 2 / 5,000SF	=	12
PROVIDED		
SHADE TREES	=	17
SHRUBS	=	20



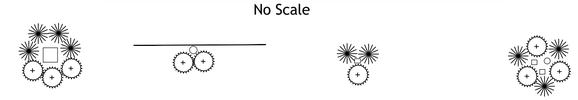
Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Typical Utility Box Screening Details

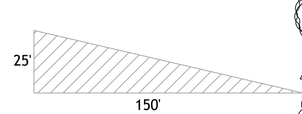
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Shrub List

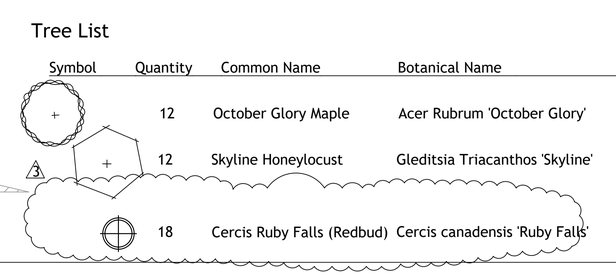
Symbol		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	—	45	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊛	—	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
✳	—	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

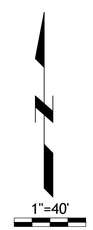


SIGHT TRIANGLE

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	12	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
3	12	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	18	Cercis Ruby Falls (Redbud)	Cercis canadensis 'Ruby Falls'	3"cal	BB	As Shown





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Revisions
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3-7-24 SECTIONALIZER
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10-23-24 PER CLIENT

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