

VIEW HIGH SPORTS COMPLEX
Preliminary Development Plan
Section 3, Township 47 North, Range 32 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

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

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

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP,
COMMUNITY PANEL NO. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.

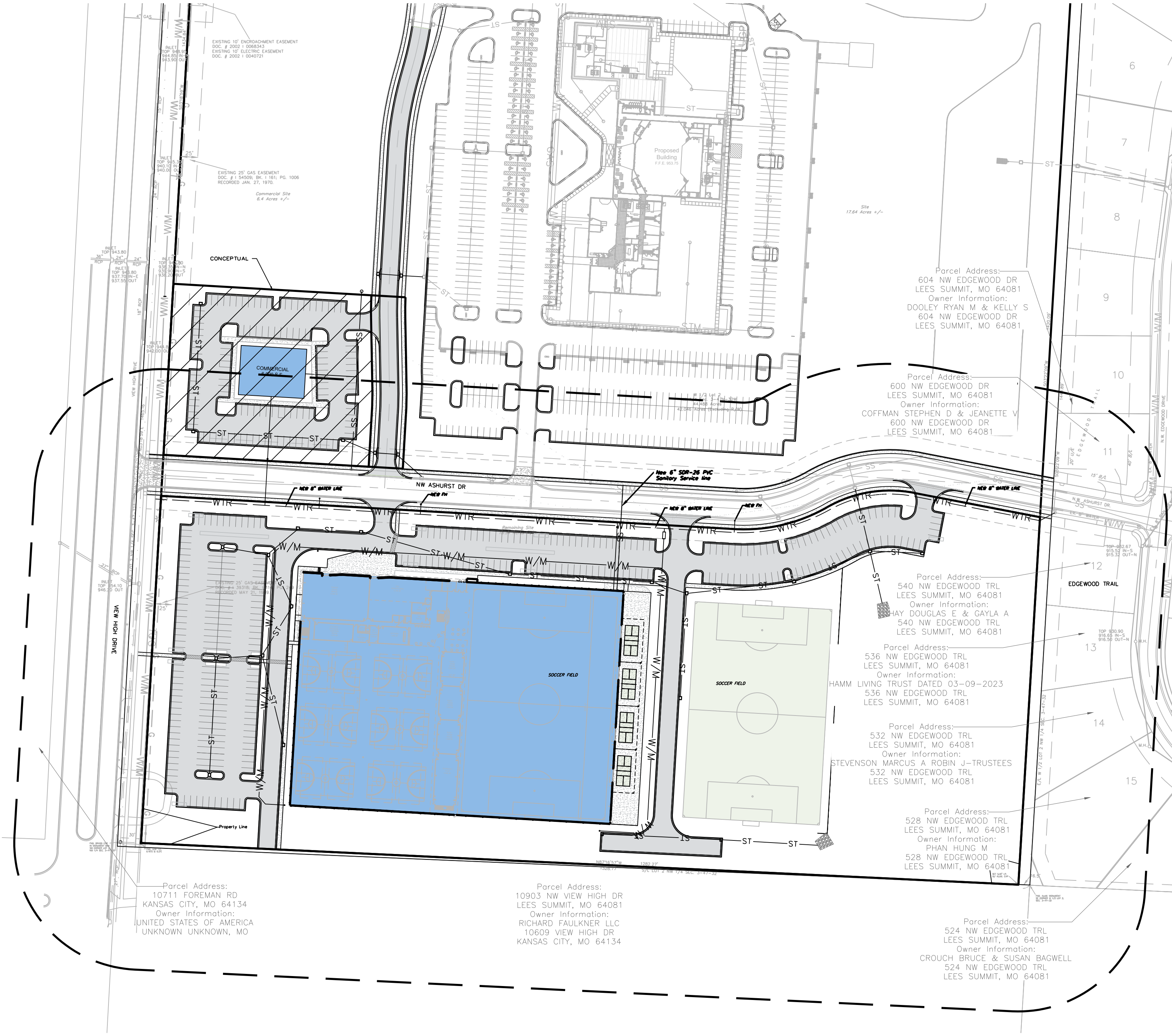
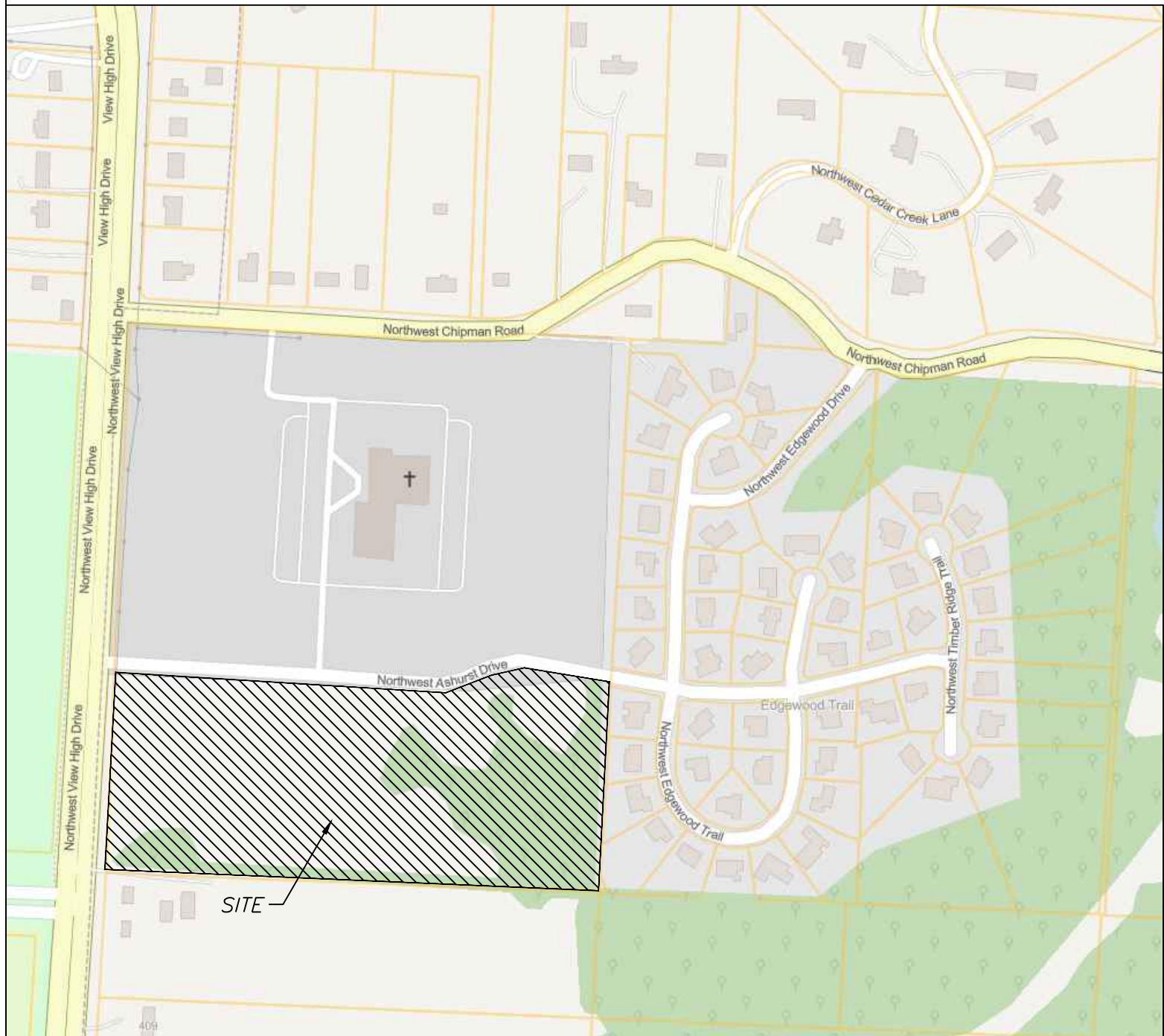
UTILITY COMPANIES:

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 PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY
ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE
INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY
LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS
PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED
BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



SITE LOCATION MAP
SCALE" 1"=100'

INDEX OF SHEETS:
C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

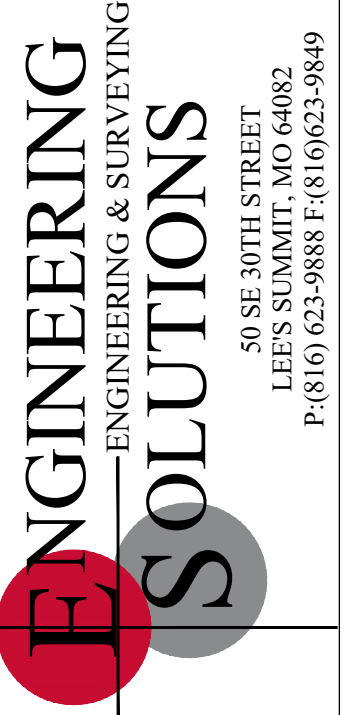
Site Impervious Area
Total Area 17.18 acres (748,539.14 sq. ft.)
Commercial Office Site
Site Area 17.18 Acres
Building 164,081 sq. ft.
Parking 144,652 sq. ft.
Impervious Area 321,911 sq. ft. (43.0% of Site)
Floor-Area-Ratio 21.9%

Parking: Sports Complex
Provided 321 Standard (0 ADA Accessible)
Required 321 Standard (0 ADA Accessible)
Parking: Commercial
Provided 121 Standard (0 ADA Accessible)
Required 121 Standard (0 ADA Accessible)
Total Parking Spaces 442
Parking: Church extra parking
Provided 201 Standard (0 ADA Accessible)
Required 201 Standard (0 ADA Accessible)
Total Parking Spaces 643

Current Zoning: AG
Proposed Zoning: CP-2

Site Improvement Notes
Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the north side of NW Ashurst Dr.
Water Main Improvements
-The site will utilize the existing water on the east side of View High Dr.
Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
Storm Water Detention
-N/A

LEGEND:	
Underground Power	—UGP—UGP—
Existing Conc. Curb & Gutter	—X—X—
Existing Wood Fence	—GAS—
Existing Gas Main	—X-W/M— —X-W/M—
Existing Water Main	—X-ST— —X-ST—
Existing Storm Sewer	—X-SAN— —X-SAN—
Existing Sanitary Sewer	—UGT—UGT—
Existing Underground Telephone	—OHE—
Existing Overhead Power	—ST—ST—ST—
Proposed Storm Sewer	—SS—SS—
Proposed Sanitary Sewer	—UGT—UGT—
Proposed Underground Power	—GAS—
Proposed Gas Service	—W—
Proposed 8" D.I.P. Water	—UGP—UGP—
Proposed Electrical Service	

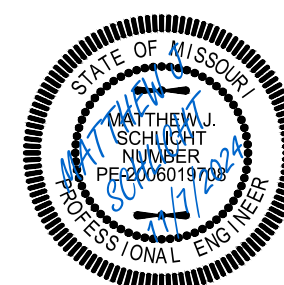


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

View High Sports Complex
Lee's Summit, Jackson County, Missouri

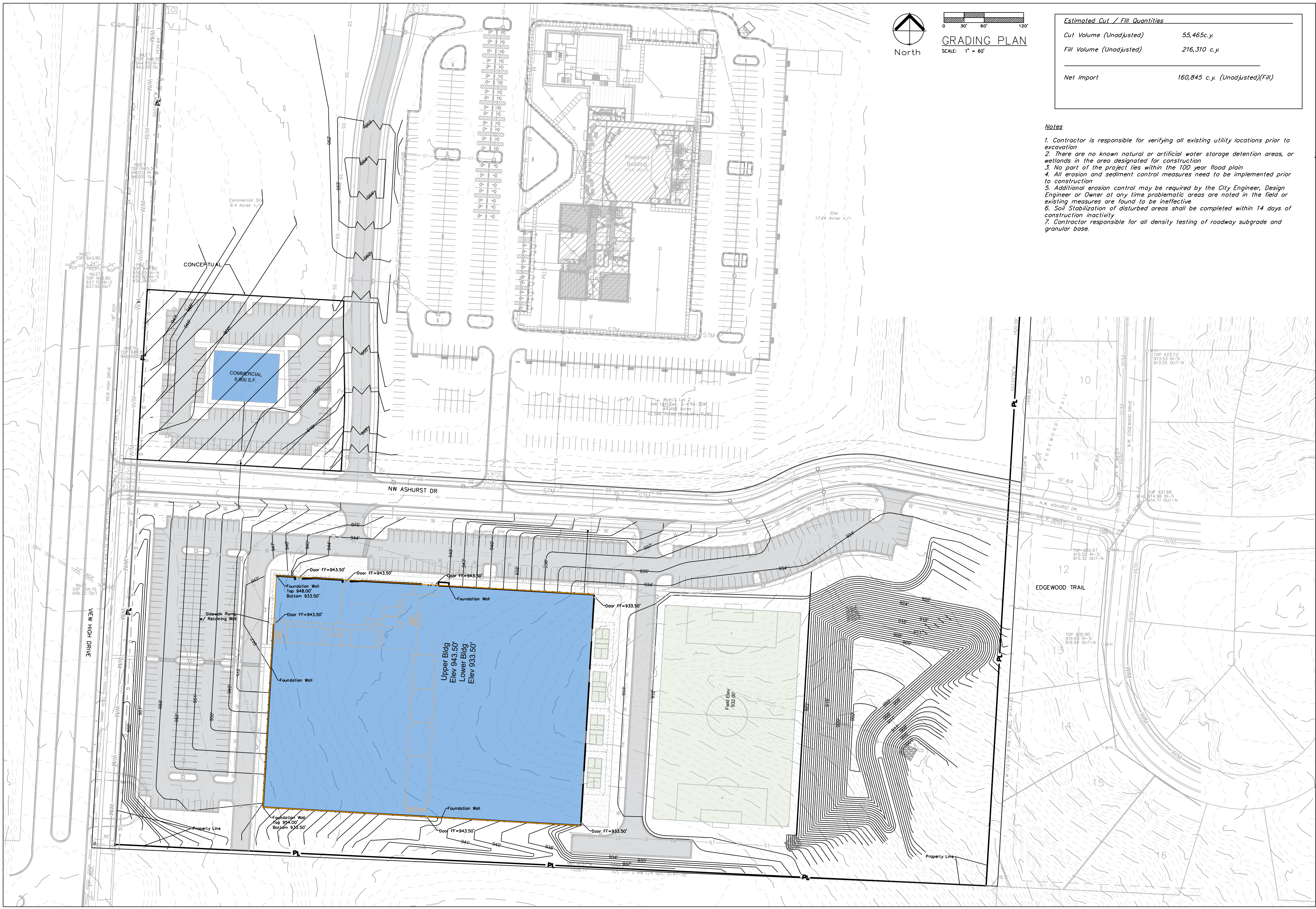
Project: View High Sports Complex
Complex: L.S.M.O.
Issue Date: November 7, 2024

OVERALL SITE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



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

REVISIONS



Estimated Cut / Fill Quantities	
Cut Volume (Unadjusted)	55,465 c.y.
Fill Volume (Unadjusted)	216,310 c.y.
Net Import	160,845 c.y. (Unadjusted)(Fill)

- Notes
- Contractor is responsible for verifying all existing utility locations prior to excavation
 - There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 - No part of the project lies within the 100 year flood plain
 - All erosion and sediment control measures need to be implemented prior to construction
 - 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
 - Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 - Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

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

Professional Registration

Missouri
Engineering 2025002185-D
Surveying 20250038114-2

Kansas
Engineering 5-1886
Surveying LS-219

Oklahoma
Engineering 9254

Nebraska
Engineering CA2621

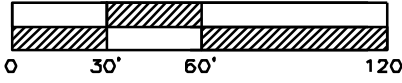
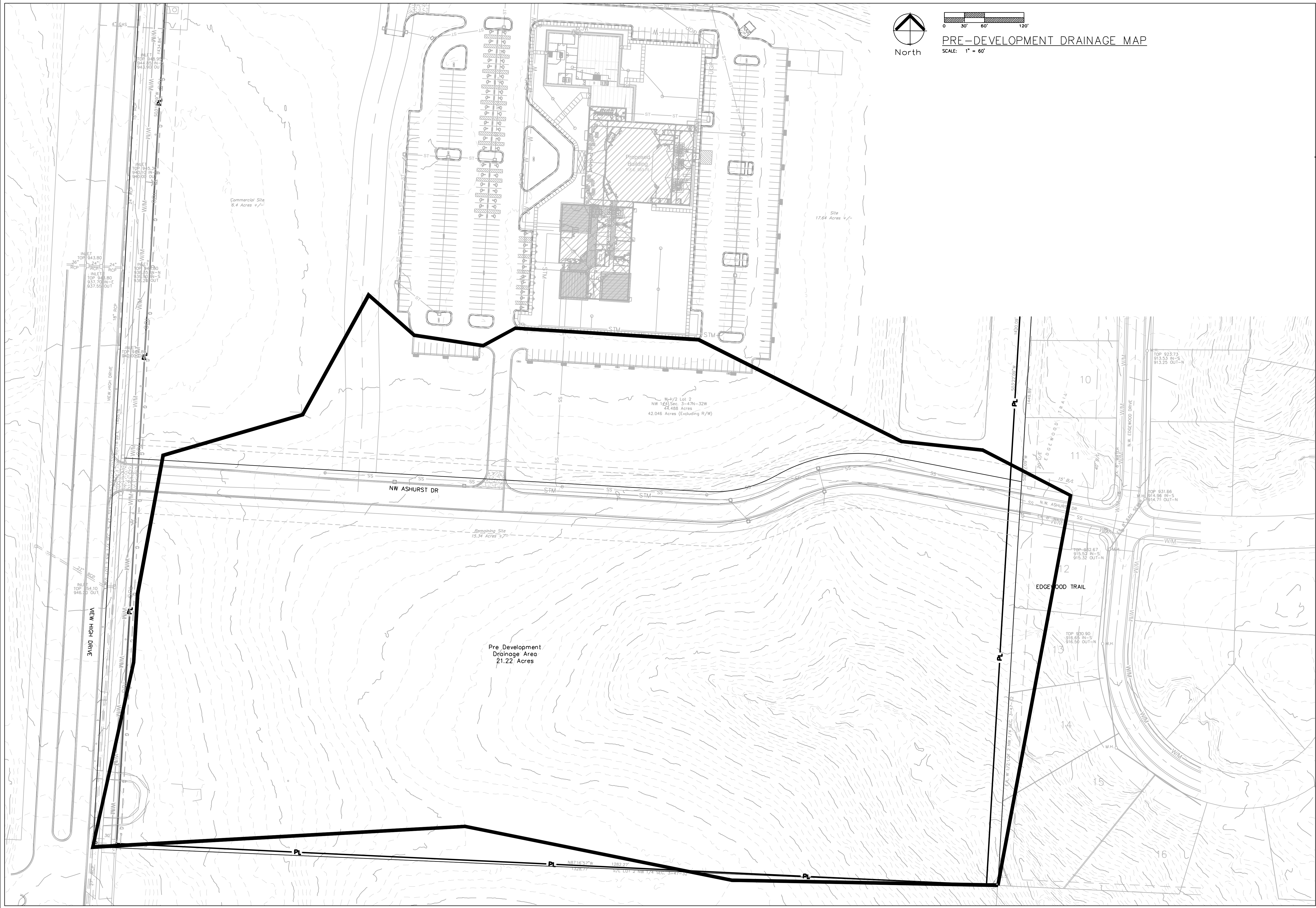
Grading Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex LS/MO
Issue Date: November 7, 2024

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C.200



PRE-DEVELOPMENT DRAINAGE MAP
SCALE: 1" = 60'



Professional Registration
Missouri
Engineering 202502185-D
Surveying 2025038218C-7
Kansas
Engineering 5-1886
Surveying LS-219
Oklahoma
Engineering 825-4
Nebraska
Engineering CA2621

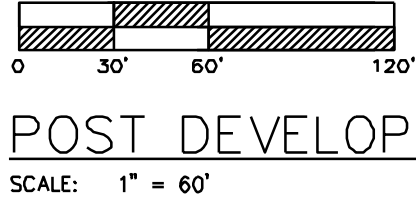
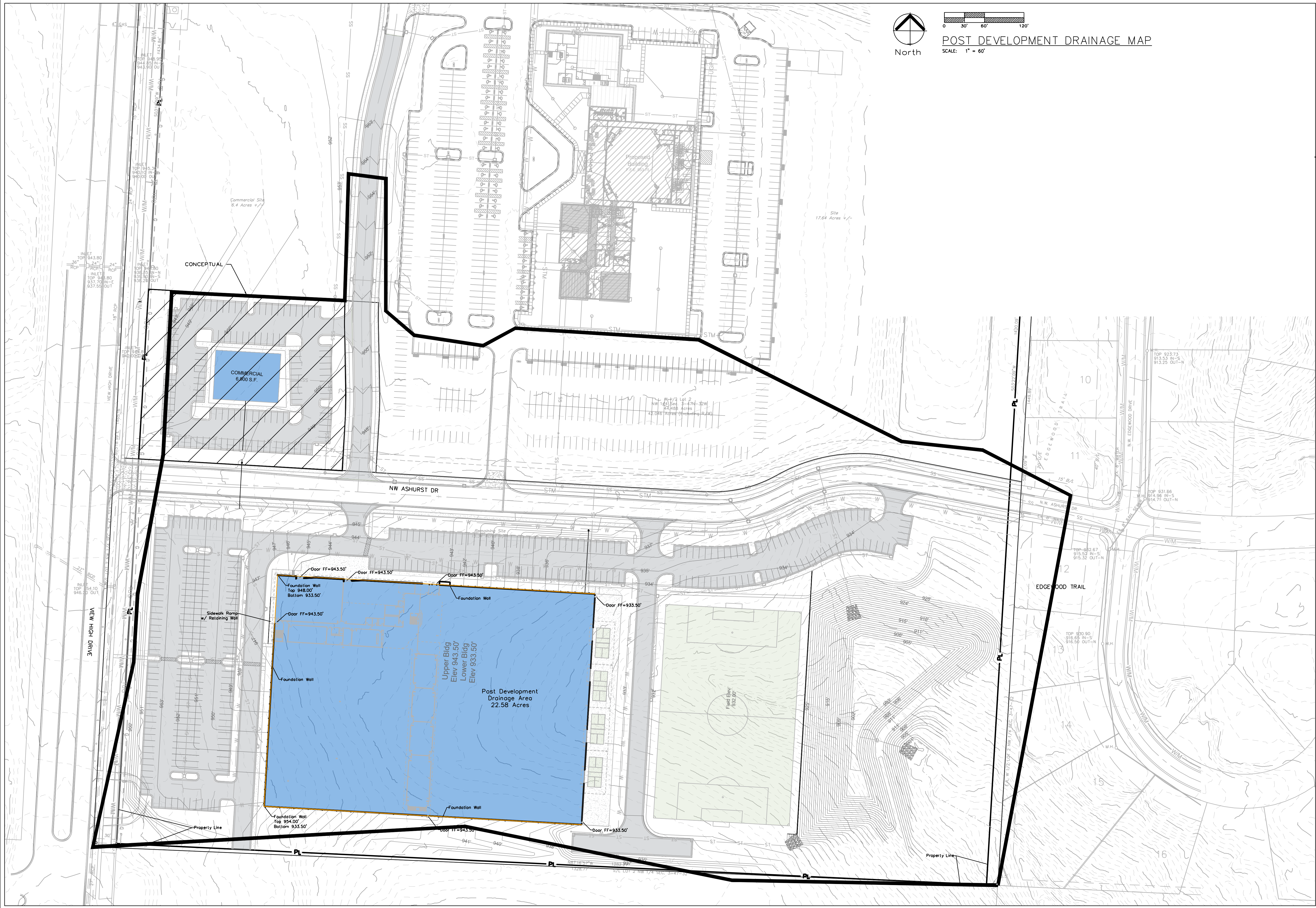
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex, LS/MO
Issue Date: November 7, 2024

Pre-Development Drainage Map
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

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MO PE 2006019708
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POST DEVELOPMENT DRAINAGE MAP

SCALE: 1" = 60'



Professional Registration
Missouri
Engineering 305502185-D
Surveying 303503814-2
Kansas
Engineering 5-1686
Surveying LS-219
Oklahoma
Engineering 625-4
Nebraska
Engineering CA2621

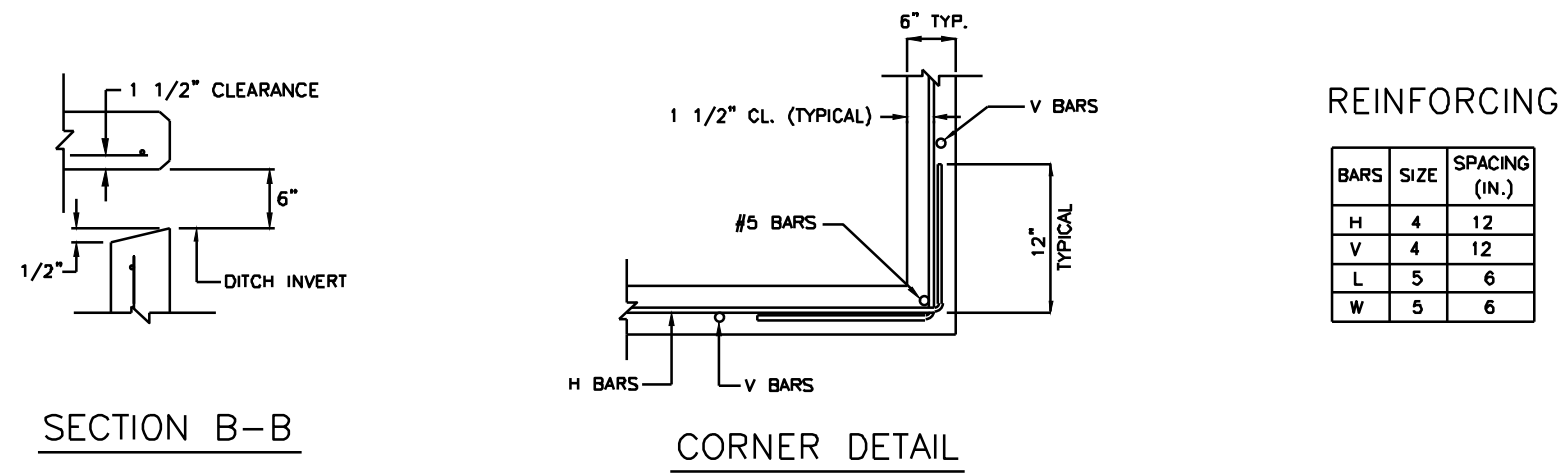
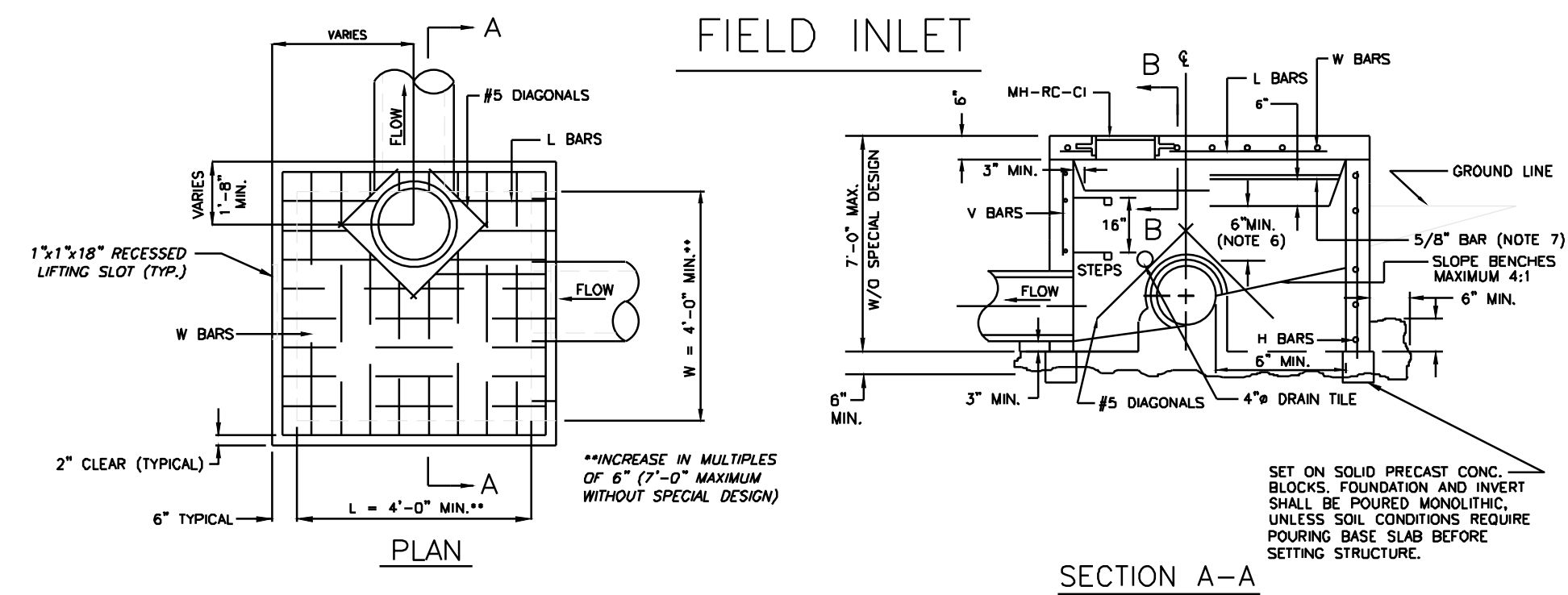
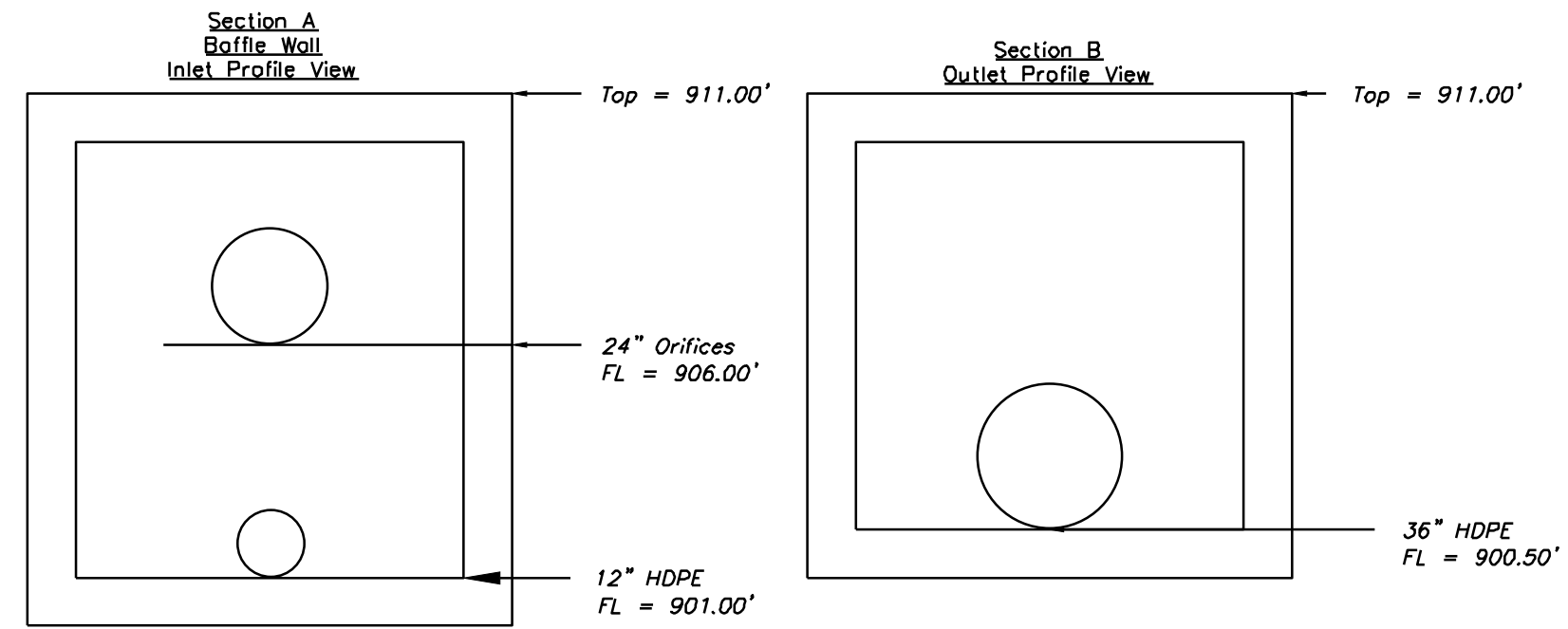
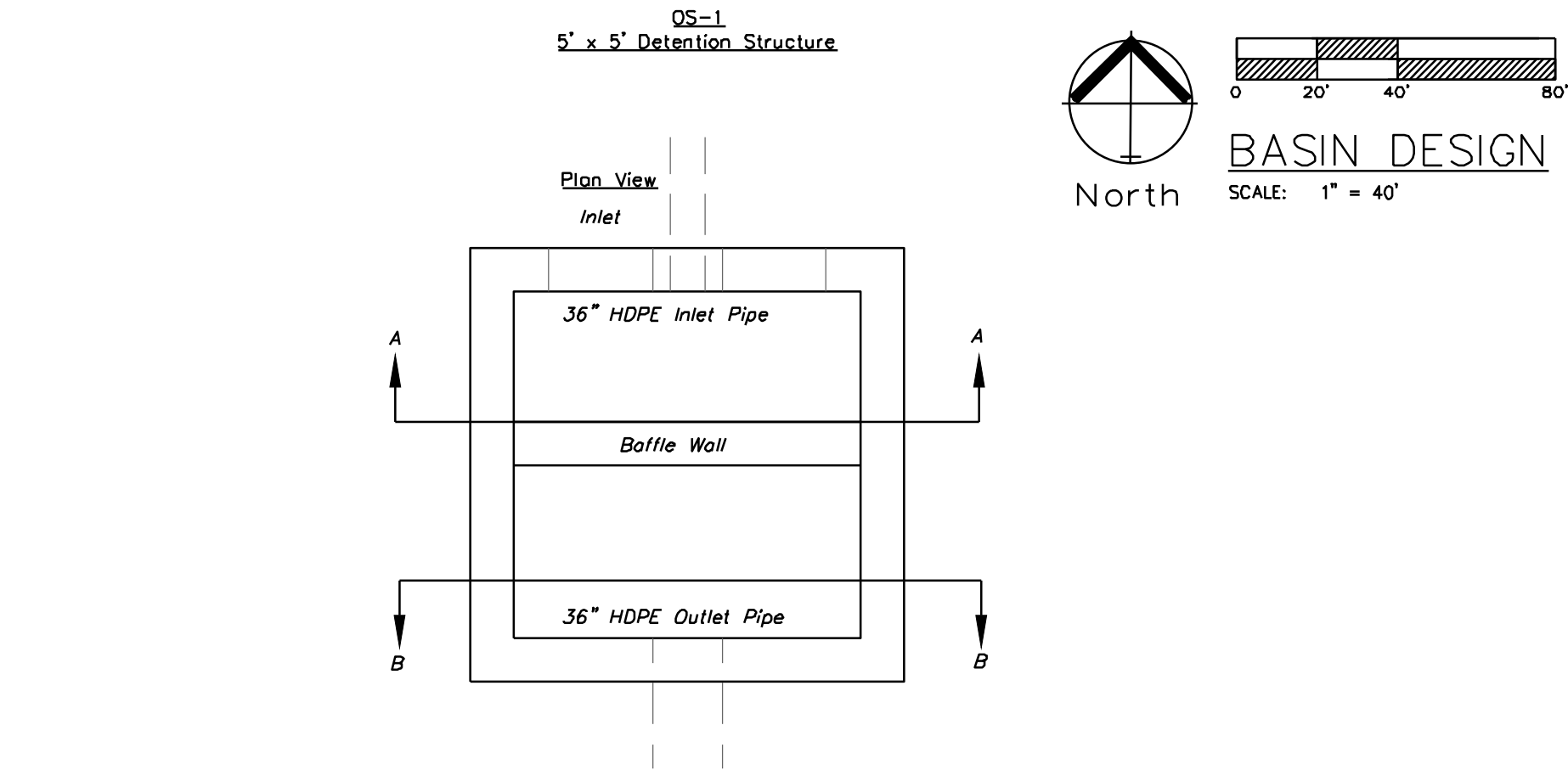
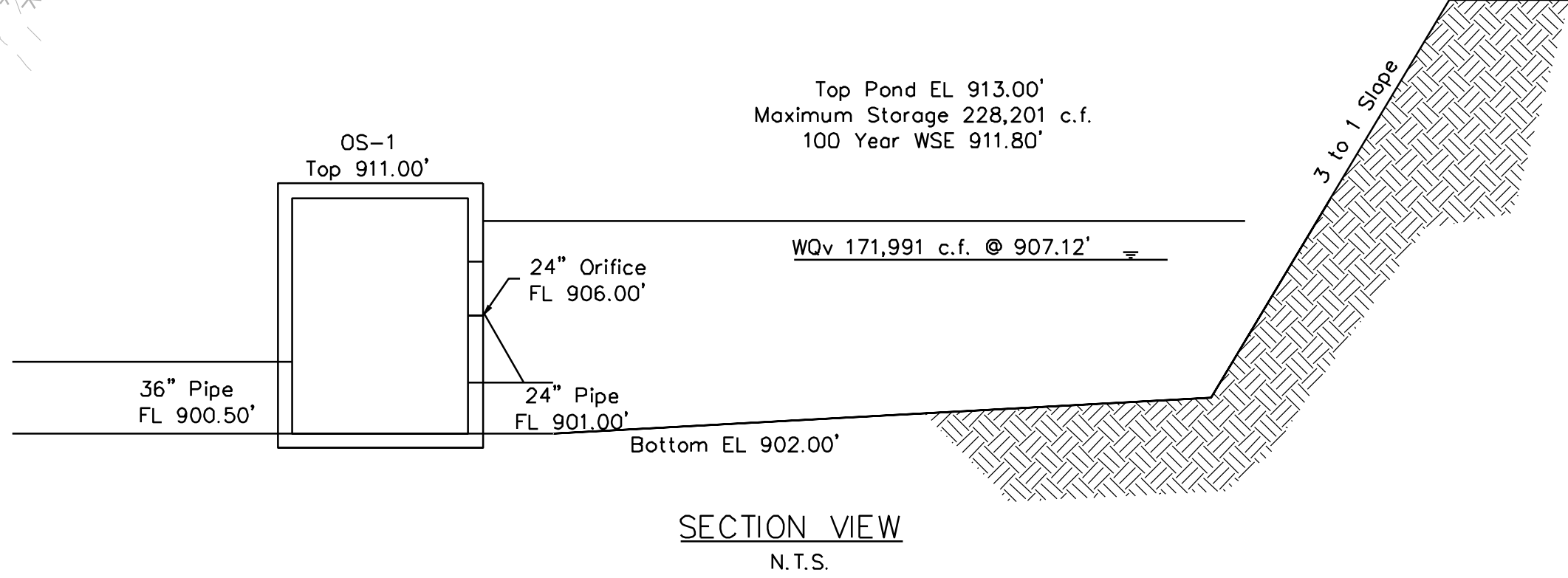
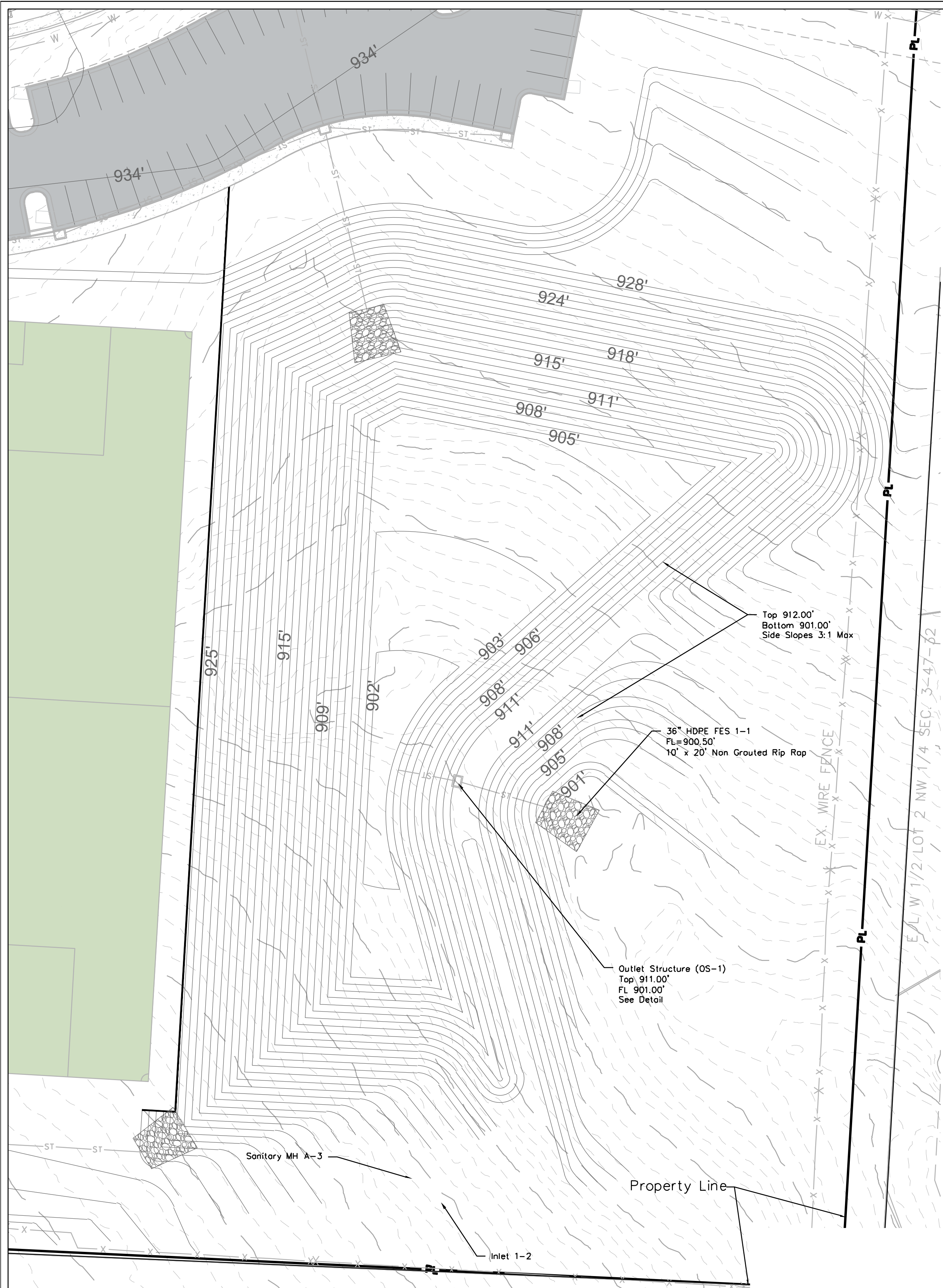
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Issue Date: November 7, 2024

Post Development Drainage Area
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

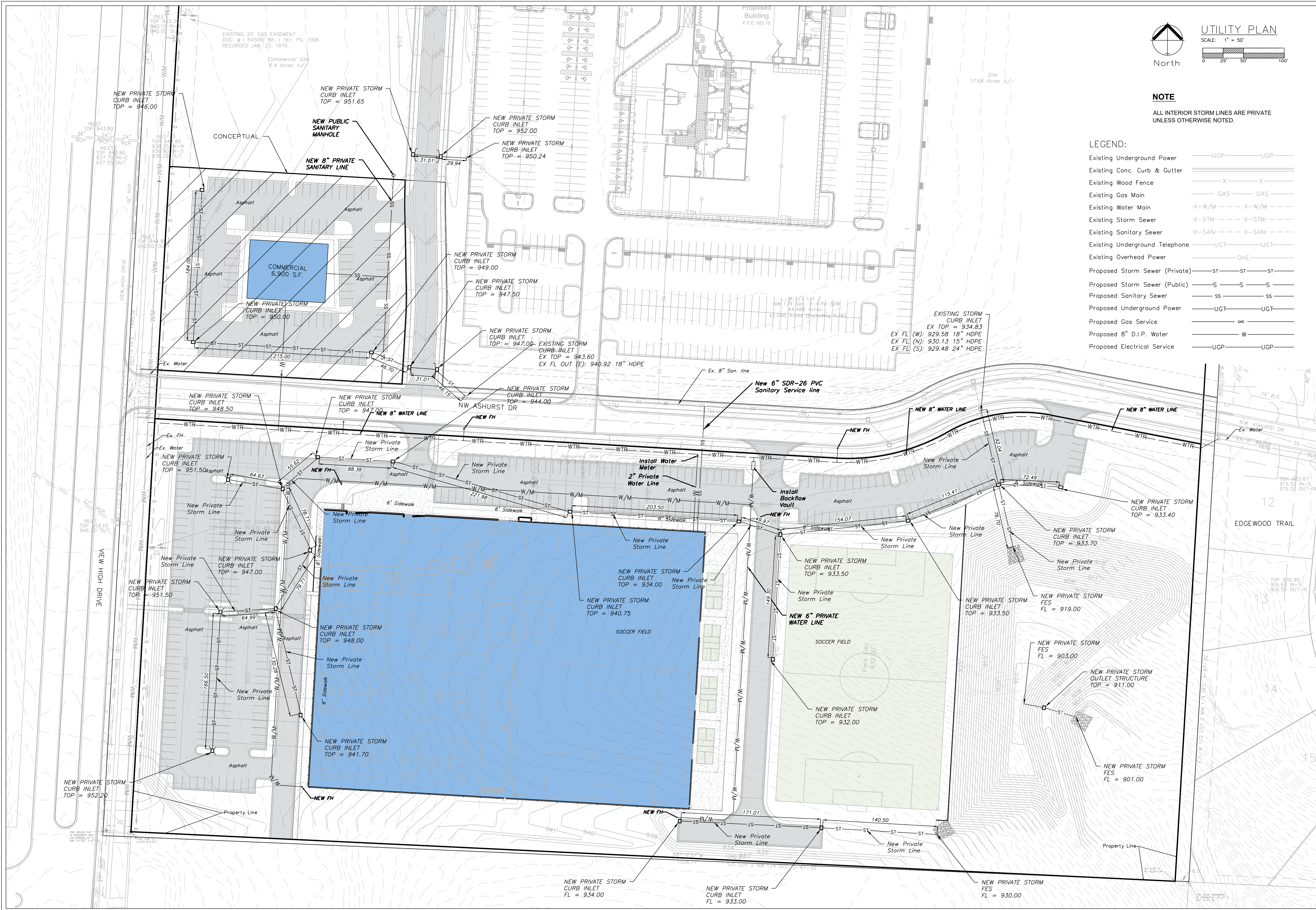
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REVISIONS



- GENERAL NOTES:
1. Locate ring and cover over outlet.
 2. All work and materials shall conform to APWA Sect. 2600.
 3. Use 3/4" chamfer strip on all exposed concrete corners.
 4. Steps required @ 16" O.C. when depth from top of costing to invert exceeds 4 feet.
 5. Boxouts will not be allowed to project through the corners of the structure.
 6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
 7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
 9. Show field inlet orientation on plans plus number and size of opening.
 10. O.R. = one half outside pipe diameter (O.D.).
 11. 4" # field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.

REVISIONS



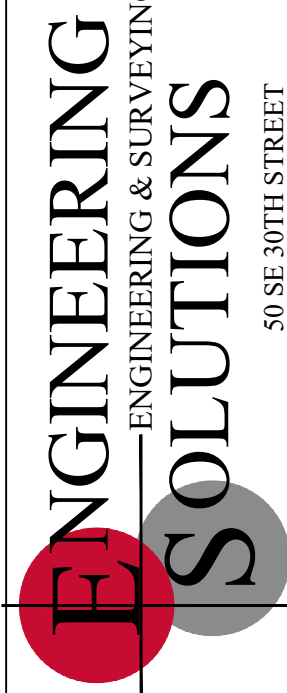
UTILITY PLAN
SCALE: 1" = 50'
0 25 50 100'

NOTE

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	GAS	GAS
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-STM-	-X-STM-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer (Private)	ST	ST
Proposed Storm Sewer (Public)	S	S
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

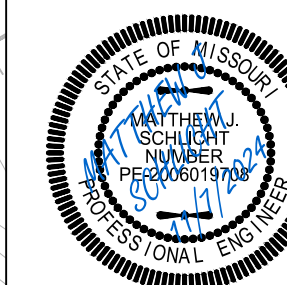


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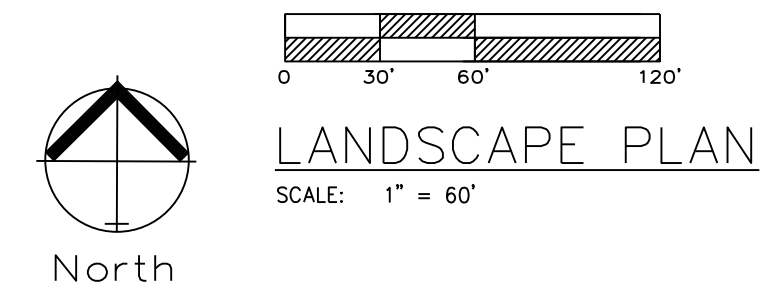
Project: View High Sports Complex
Complex LSIMO
Issue Date: November 7, 2024

Utility Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



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REVISIONS



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (View High Drive)	1 tree per 30 feet of street frontage	757 ft. of street frontage /30= 25 trees required	25 Trees Provided
14.090.A.3 Street Frontage Shrubs (View High Drive)	1 shrub per 20 feet of street frontage	757 ft. of street frontage /20= 38 shrubs required	54 shrubs provided
14.090.A.1 Street Frontage Trees (NW Ashurst Drive)	1 tree per 30 feet of street frontage	2452 ft. of street frontage /30= 81 trees required	81 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Ashurst Drive)	1 shrub per 20 feet of street frontage	2452 ft. of street frontage /20= 123 shrubs required	167 shrubs provided
14.090.A.1 Street Frontage Trees (Private Street)	1 tree per 30 feet of street frontage	1293 ft. of street frontage /30= 43 trees required	43 Trees Provided
14.090.A.3 Street Frontage Shrubs (Private Street)	1 shrub per 20 feet of street frontage	1293 ft. of street frontage /20= 65 shrubs required	96 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	748,539 sq. ft. of total lot area minus 308,733 sq.ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 x 2 = 176 shrubs	176 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	748539 sq. ft. of total lot area minus 308733 sq. ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 = 88 trees	88 Trees rovided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	144,652 sq. ft. of parking area x .05 = 7,233 sq. ft. of landscape parking lot islands required	13,987 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)	1,458 linear feet/40 x 12 437 shrubs required.	437 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:

BUFFER/SCREEN REQUIRED BETWEEN LAND USES

Proposed use CP-2
Adjoining use RP-1

Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should provide 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:
All Ground mounted equipment shall be totally screened.

PLANTING SCHEDULE:				
IS FOR PHASE I ONLY. AT FULL BUILD THE UNITED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.				
<u>SYMBOL</u>	<u>QUANT.</u>	<u>KEY</u>	<u>NAME</u>	<u>SIZE</u>
tree 	55	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen 	135	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree 	88	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub 	478	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



4. 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 BE PLANTED TO A DEPTH OF 15" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH CURRENT TRADE PRACTICE.
5. ALL PLANTS SHALL BE CONTAINER GROWN AND WILL FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANTS SHALL BE PLANTED TO A DEPTH OF 15" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH CURRENT TRADE PRACTICE.
6. ALL PLANTS SHALL BE PLANTED TO A DEPTH OF 15" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH CURRENT TRADE PRACTICE.
7. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. PLANTS 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, PLANTS SHALL BE COVERED WITH MULCH. LEAVES SHALL BE COVERED WITH MULCH. WINDBURN, REPELTY ANTI-DESCENDANT PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PLACES ARE EXPOSED. MULCH SHALL BE APPLIED TO ALL PLANTS.
8. 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 NEARLY HORIZONTAL, NOT FLUSH; DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
9. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OR THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

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:

8. ALL AREAS DISTURBED SHALL BE SODDED.

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL PLANT MATERIALS TO BE PLANTED SHALL BE OF ALL SEASONS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EGGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3" FOR SOD AND 3" FOR MULCH. PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM OF 6" DEBRIS, CLODS, ROCKS, AND VEGETATIVE WATER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT FOR VIOLET BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT 5000 WOOD FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EGGE ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING 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.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND READ INSPECTIONS BY LEGAL AUTHORITIES.
18. CONTRACTOR SHALL PROVIDE HANDILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON LANDSCAPE PLAN) SHALL BE IRRIGATED BY SPRINKLER SYSTEM. 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 LANDSCAPE 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.

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AROUND FROM BUILDING AND ACCID 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 VALVE AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR BUILDING SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DETECTOR SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - e. CIRCUIT IDENTIFICATION SYSTEM
 - f. DETAILED METHOD OF WINTERIZED SYSTEM



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—ENGINEERING & SURVEYING—
SOLUTIONS

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

Professional Registration
Missouri
Engineering 2005002186-D
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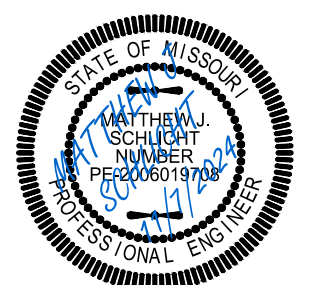
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: VIEW HIGH
SPORTS
COMPLEX, LSMO

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LANDSCAPE PLAN DETAILS

Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



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

REVISIONS