

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

PLAT BOUNDARY DESCRIPTION

(Note Errors exist in various calls of the Deed Description related to Section and Township, and should read Section 3, Township 47 N)

TRACT 1:

THE NORTH 24.73 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 2:

THE WEST 1/2 OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE NORTH 24.73 ACRES THEREOF AND EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 1 & NO TRACT 2 ARE ALSO DESCRIBED AS:

ALL THAT PART OF THE WEST ONE HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 N, RANGE 32 W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 16.5 FEET, AND EXCEPT THAT PART IN EXISTING STREET RIGHTS OF WAY, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 86°41'55" E ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 30.00 FEET; THENCE S 03°18'59" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY OF VIEW HIGH DRIVE AND THE SOUTH LINE OF THE EXISTING RIGHT OF WAY LINE OF CHIPMAN ROAD; THENCE S 86°41'55" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 337.94 FEET; THENCE S 86°35'42" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 945.57 FEET; THENCE S 03°22'09" W, WEST OF PARALLEL WITH AND 16.5 FEET DISTANT FROM THE EAST LINE OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 1420.09 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE N 87°16'57" W ALONG SAID SOUTH LINE A DISTANCE OF 1282.27 FEET; THENCE N 03°18'59" E ALONG A LINE, EAST OF PARALLEL WITH AND 30.00 FEET DISTANT FROM THE WEST OF SAID LOT 2, A DISTANCE OF 1434.84 FEET TO THE POINT OF BEGINNING.

TRACT 3:

A STRIP ONE ROD WIDE OFF THE EAST END OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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.

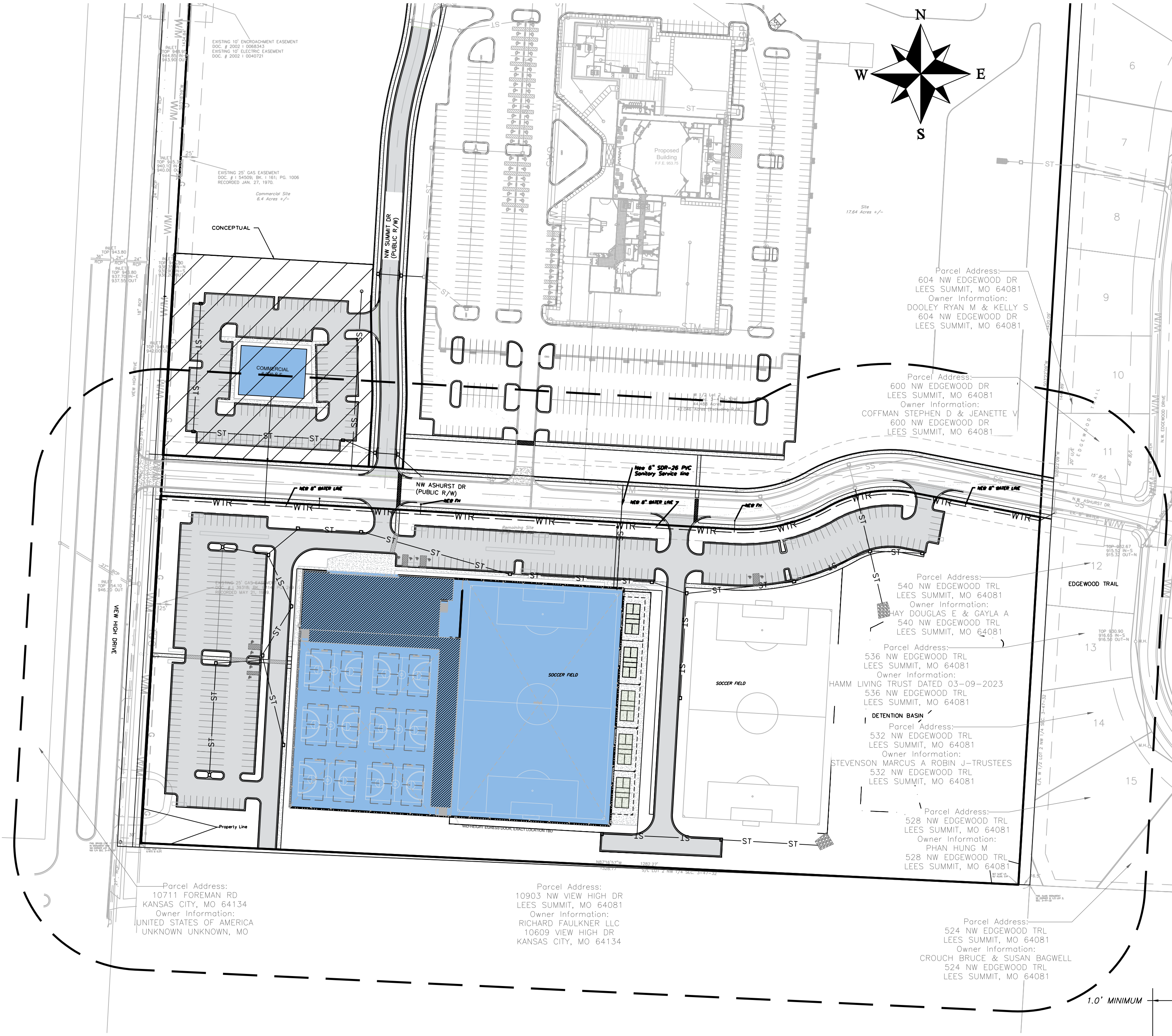
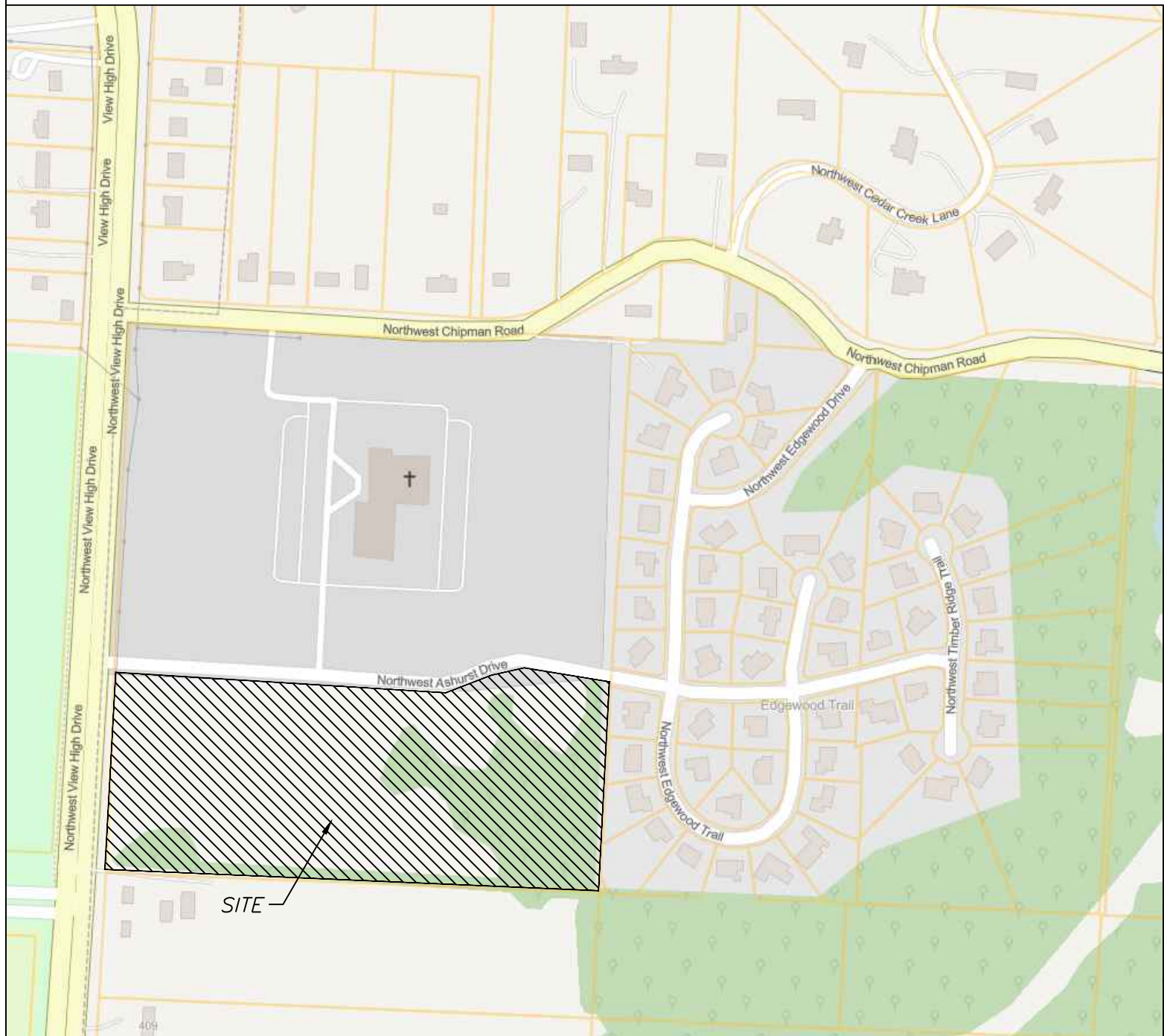
UTILITY COMPANIES:

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 - 298-1098
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 SERVICES INSPECTIONS - 969-1200
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'

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
-Onsite storm water detention basin will be developed in the Southeastern portion of the site and the system will be designed to meet APWA Section 5600 and City standards for controlled release rates

INDEX OF SHEETS:
C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN
C.200 ~ GRADING PLAN
C.201 ~ PRE-DEVELOPMENT DRAINAGE MAP
C.201 ~ POST DEVELOPMENT DRAINAGE AREA
C.203 ~ BASIN DESIGN PLAN VIEW
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.
Sidewalk 20,078 sq. ft.
Impervious Area 321,911 sq. ft. (43.0% of Site)
Floor-Area-Ratio 21.9%

Parking: Sports Complex
Provided 300 Standard (10 ADA Accessible)
Required 300 Standard (10 ADA Accessible)

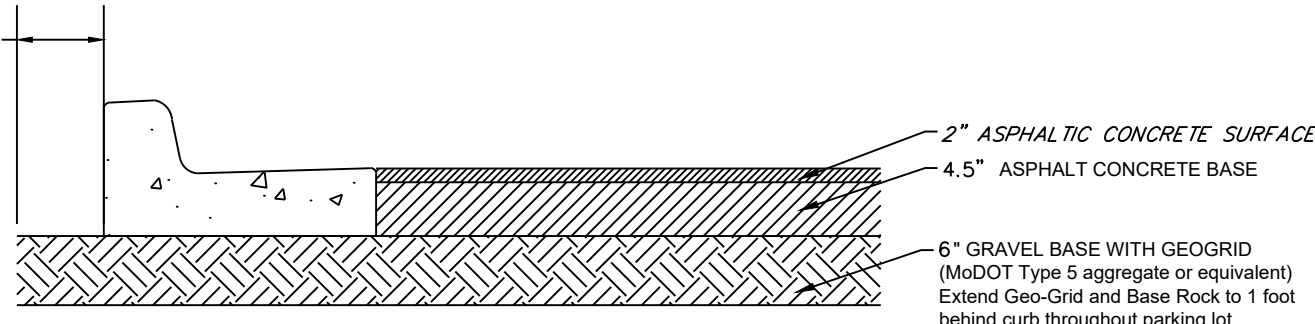
Parking: Commercial
Provided 119 Standard (2 ADA Accessible)
Required 119 Standard (2 ADA Accessible)
Total Parking Spaces 431

Parking: Church extra parking
Provided 201 Standard (0 ADA Accessible)
Required 201 Standard (0 ADA Accessible)

Total Parking Spaces 632

LEGEND:

Existing Underground Power UGP UGP
Existing Conc. Curb & Gutter
Existing Wood Fence X X
Existing Gas Main 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 ST ST ST
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



"DRIVE LANE"
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



"PARKING STALLS"
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

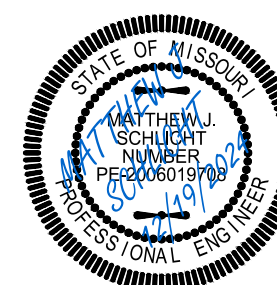


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: View High Sports Complex
Complex: Lee's Summit, Jackson County, Missouri
Issue Date: November 7, 2024

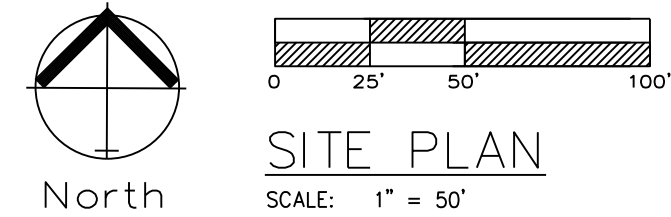
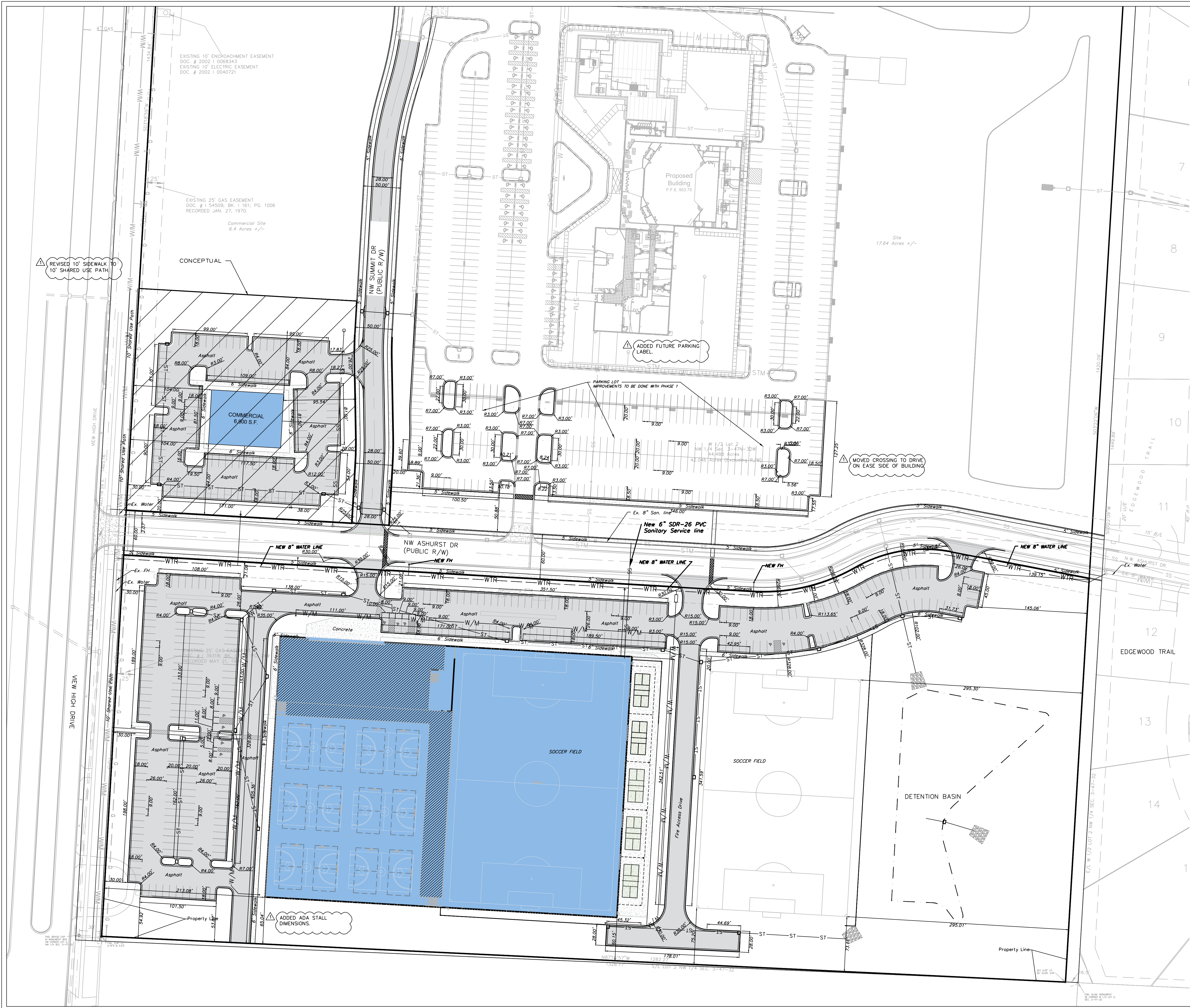
OVERALL SITE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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KS PE 19071
OK PE 255226

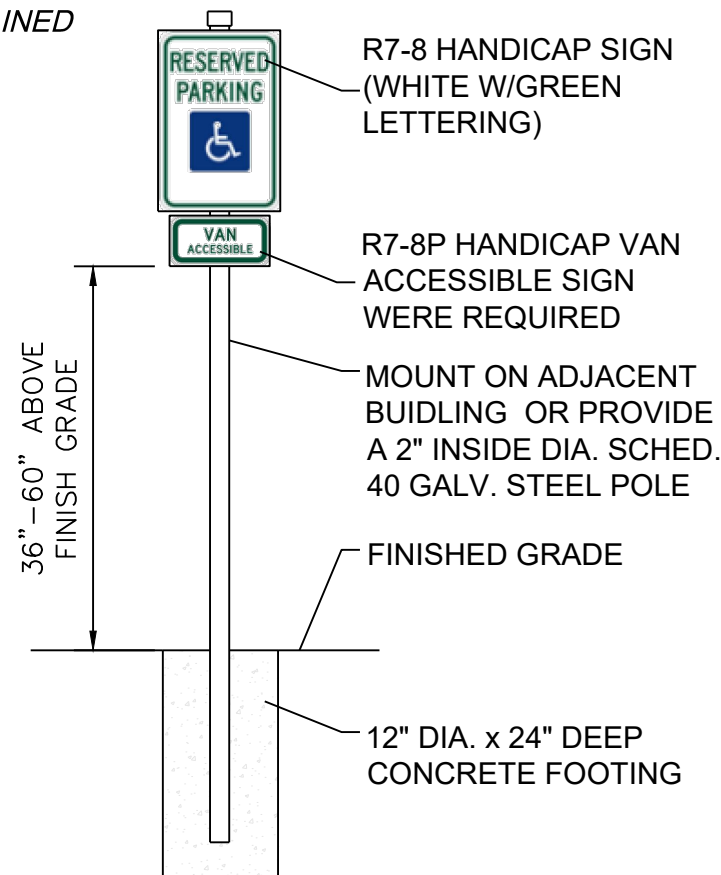


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C.100



SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL

NOT TO SCALE

NOTE:
SIGNS SHOWN FOR
ILLUSTRATIVE PURPOSES
ONLY.

ADDED SIGN NOTE.

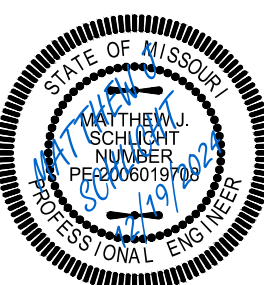


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View High Sports Complex
Lee's Summit, Jackson County, Missouri

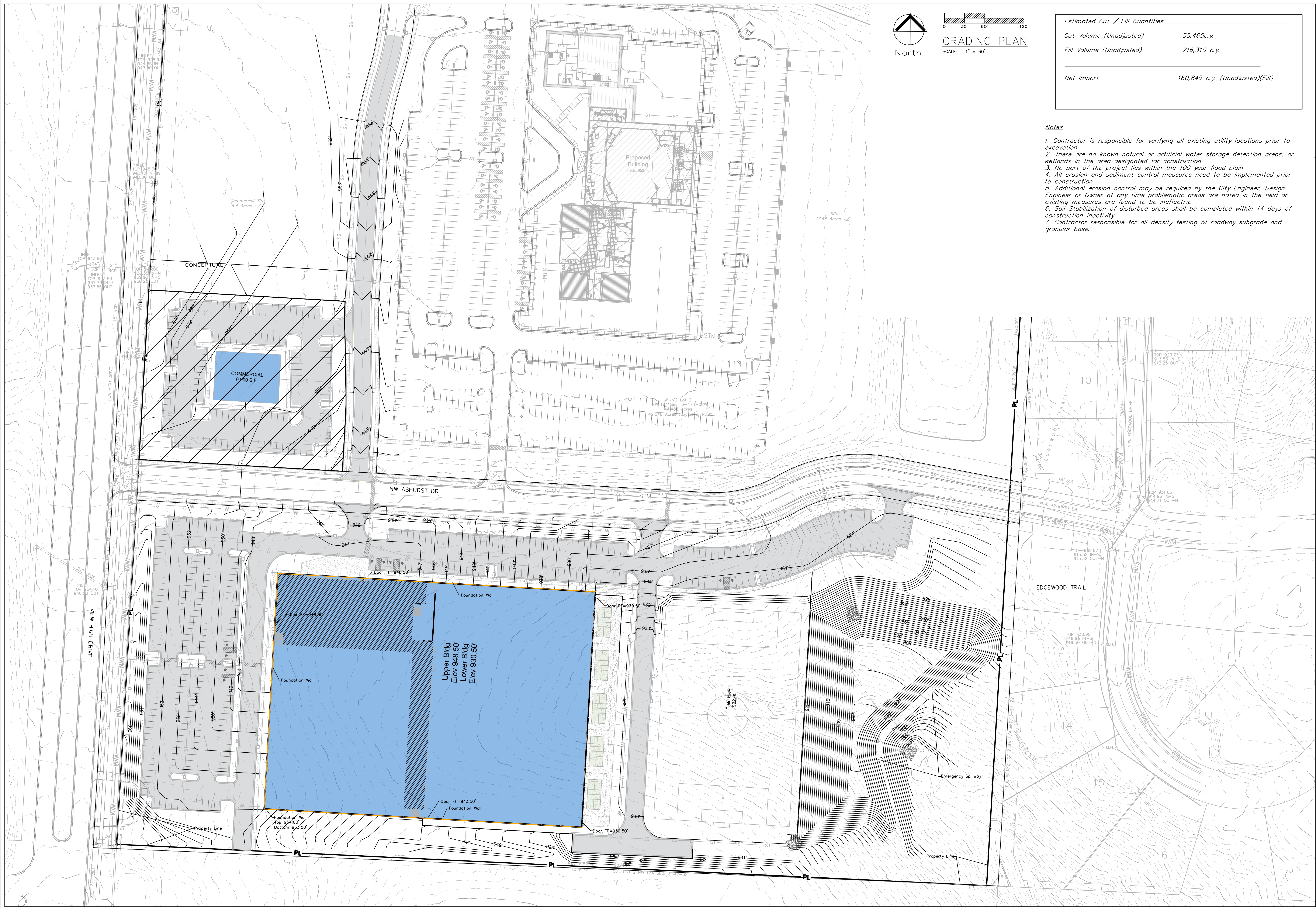
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Site Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



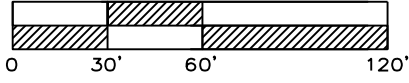
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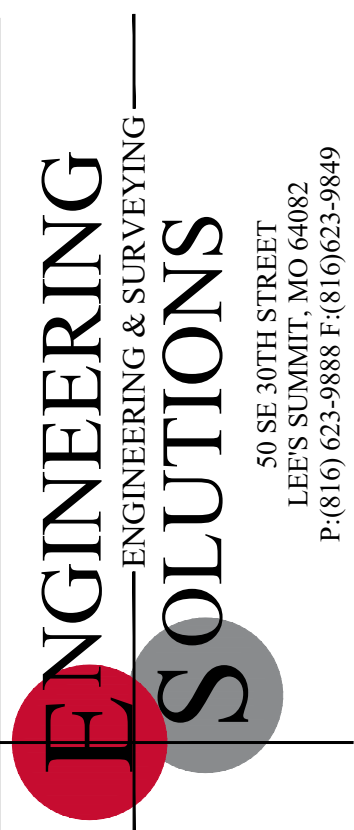


Estimated Cut / Fill Quantities	
Cut Volume (Unadjusted)	55,465 c.y.
Fill Volume (Unadjusted)	216,310 c.y.
Net Import	160,845 c.y. (Unadjusted)(Fill)

- 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.



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



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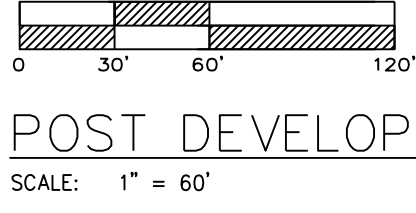
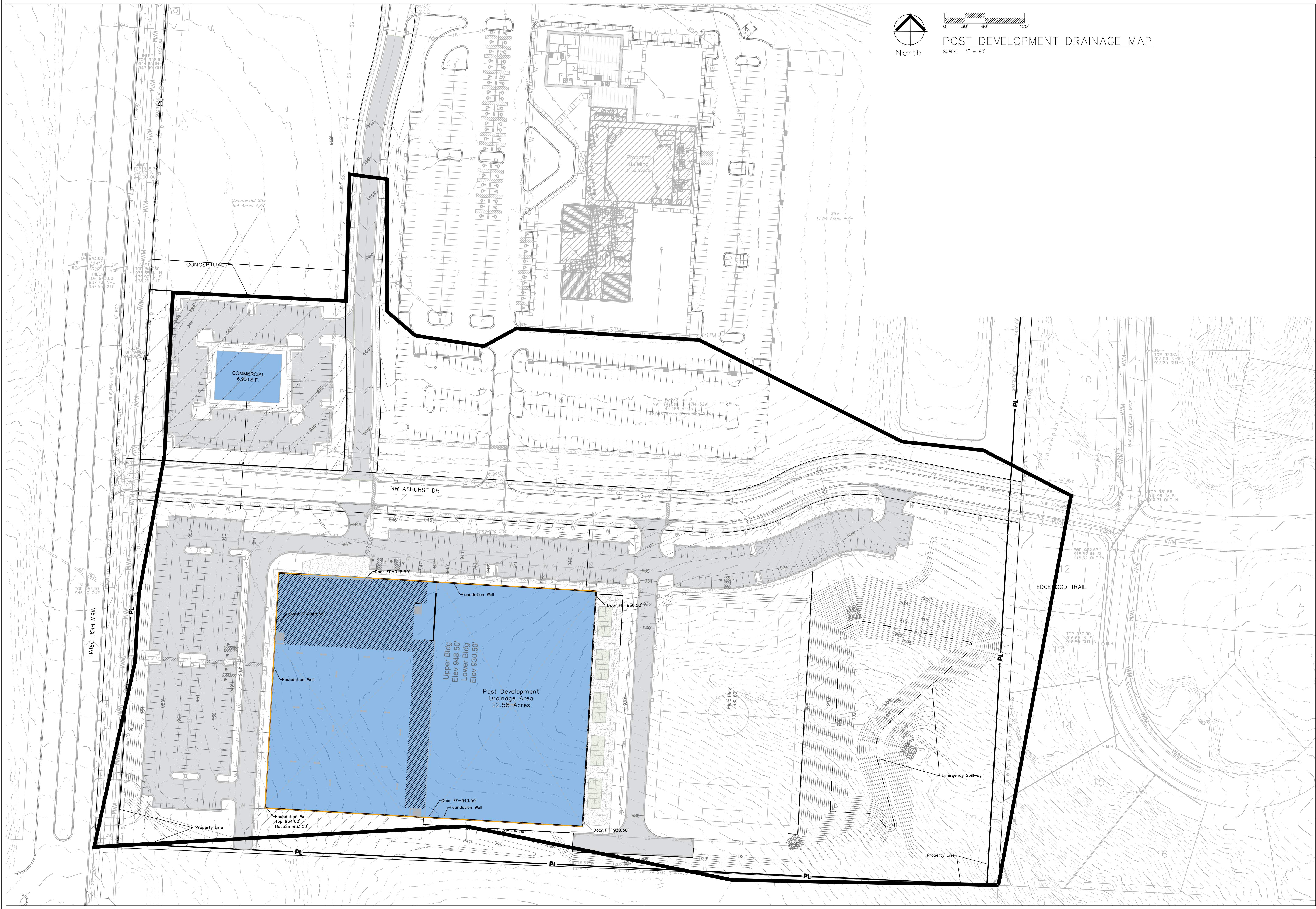
View High Sports Complex
Lee's Summit, Jackson County, Missouri

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

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

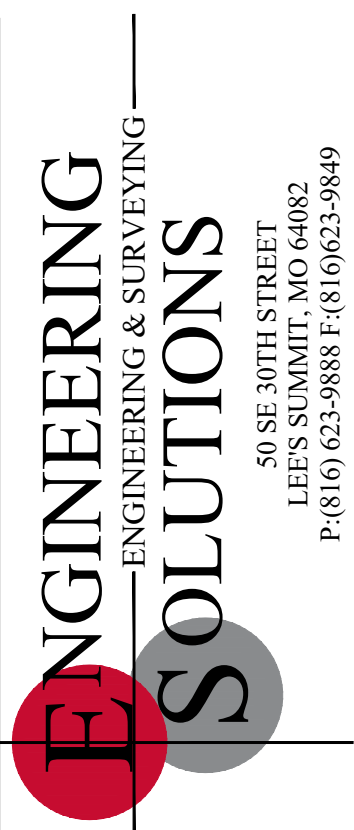
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POST DEVELOPMENT DRAINAGE MAP

SCALE: 1" = 60'



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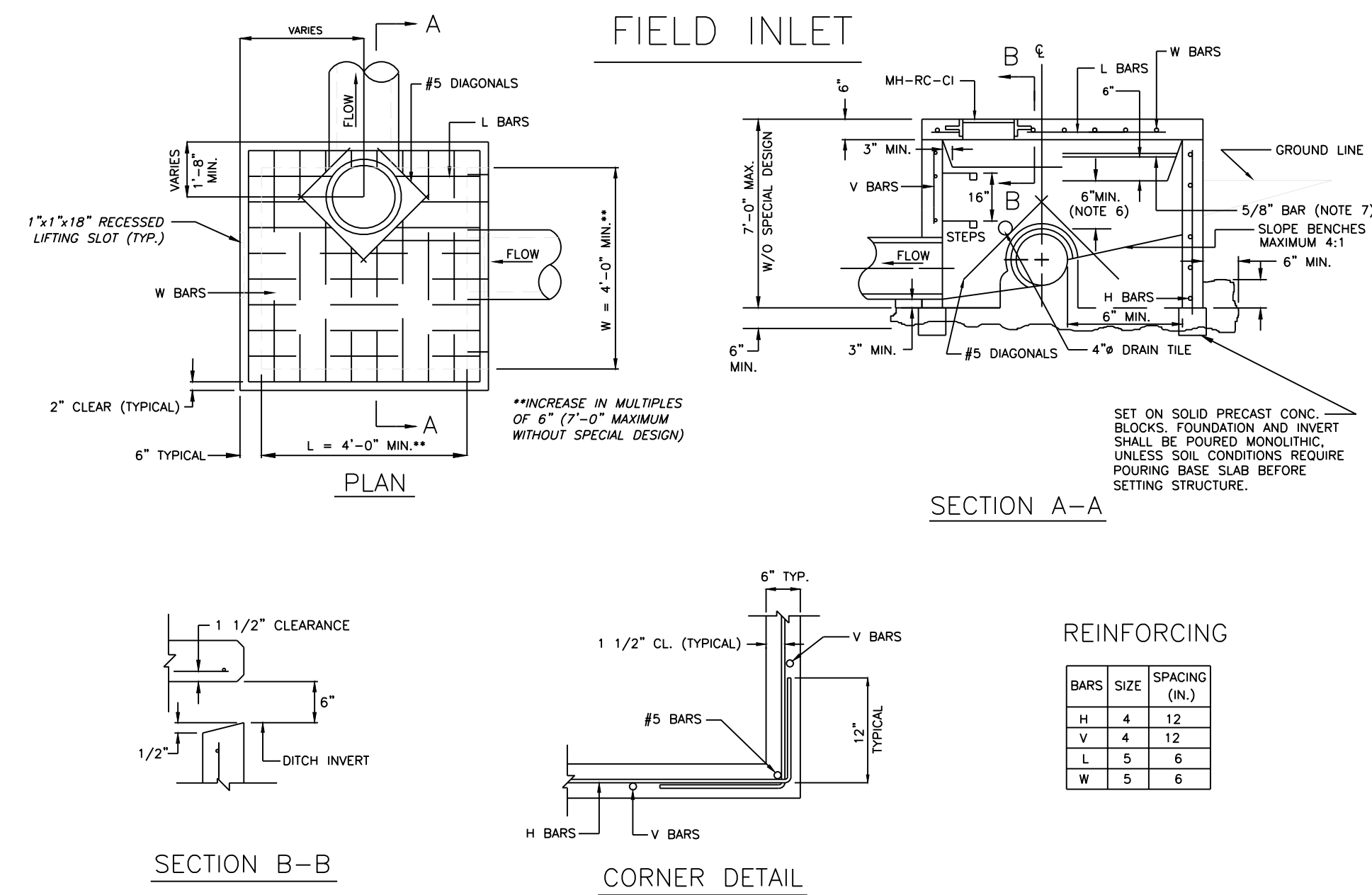
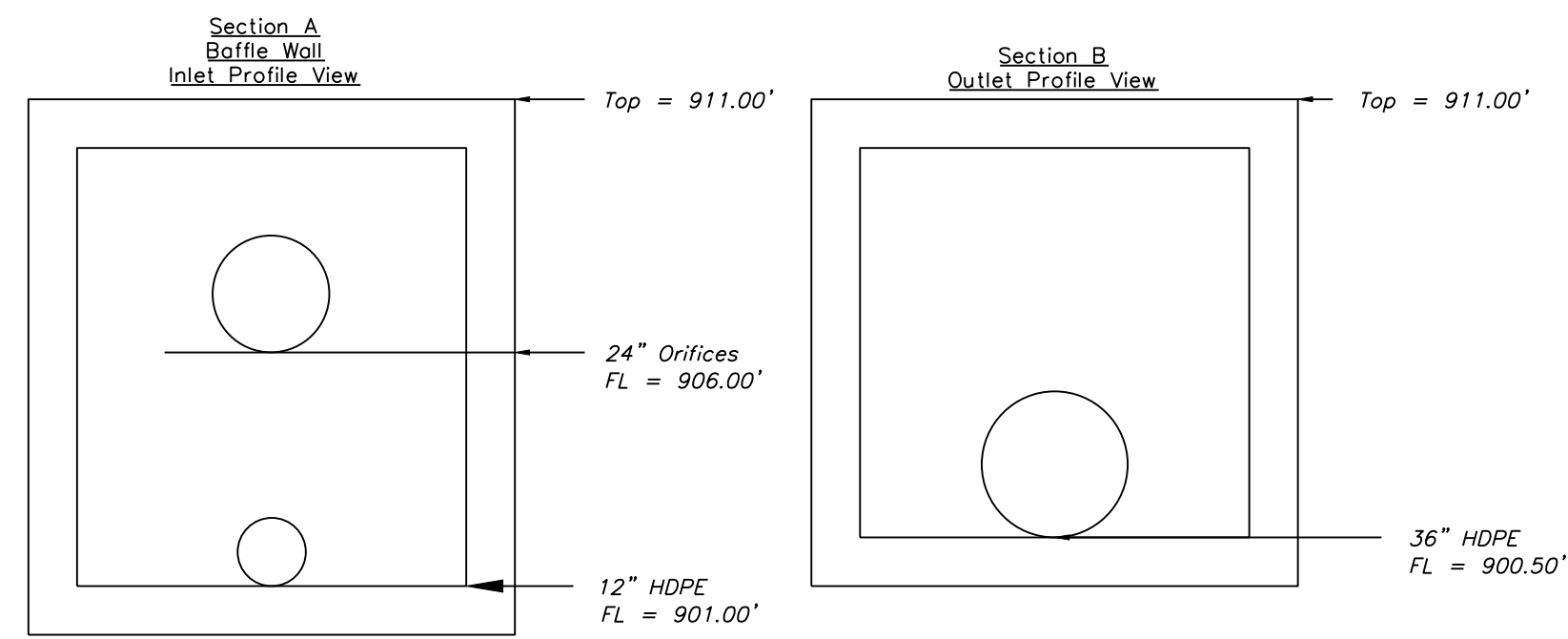
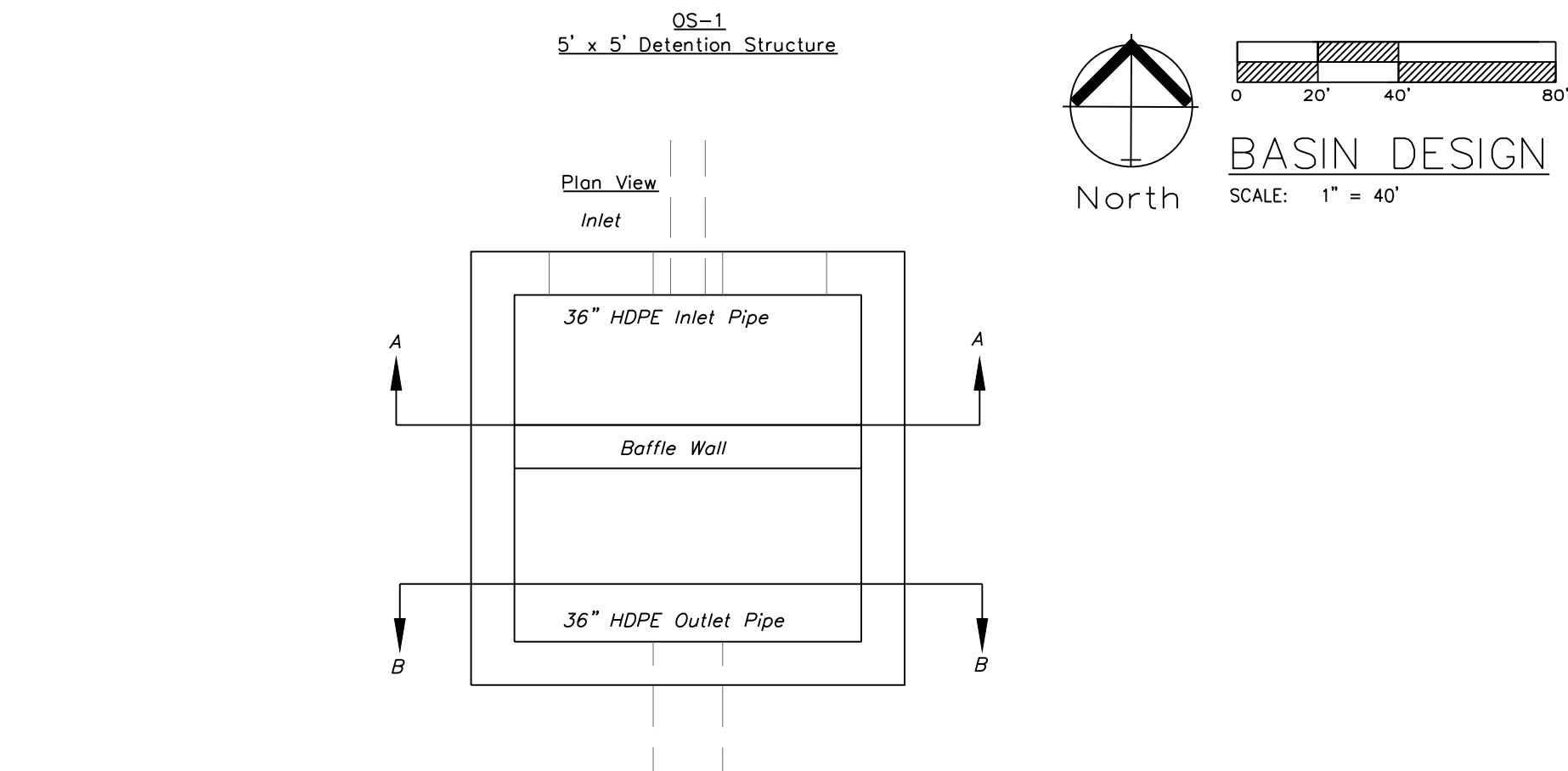
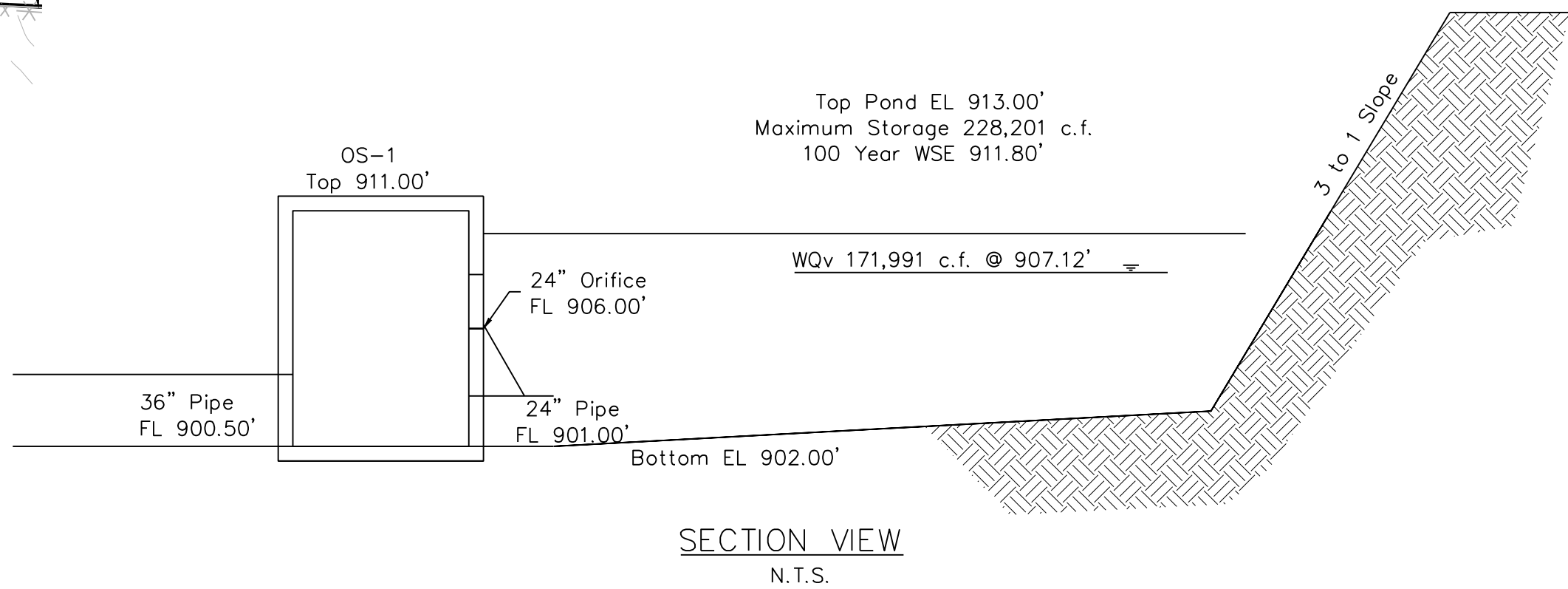
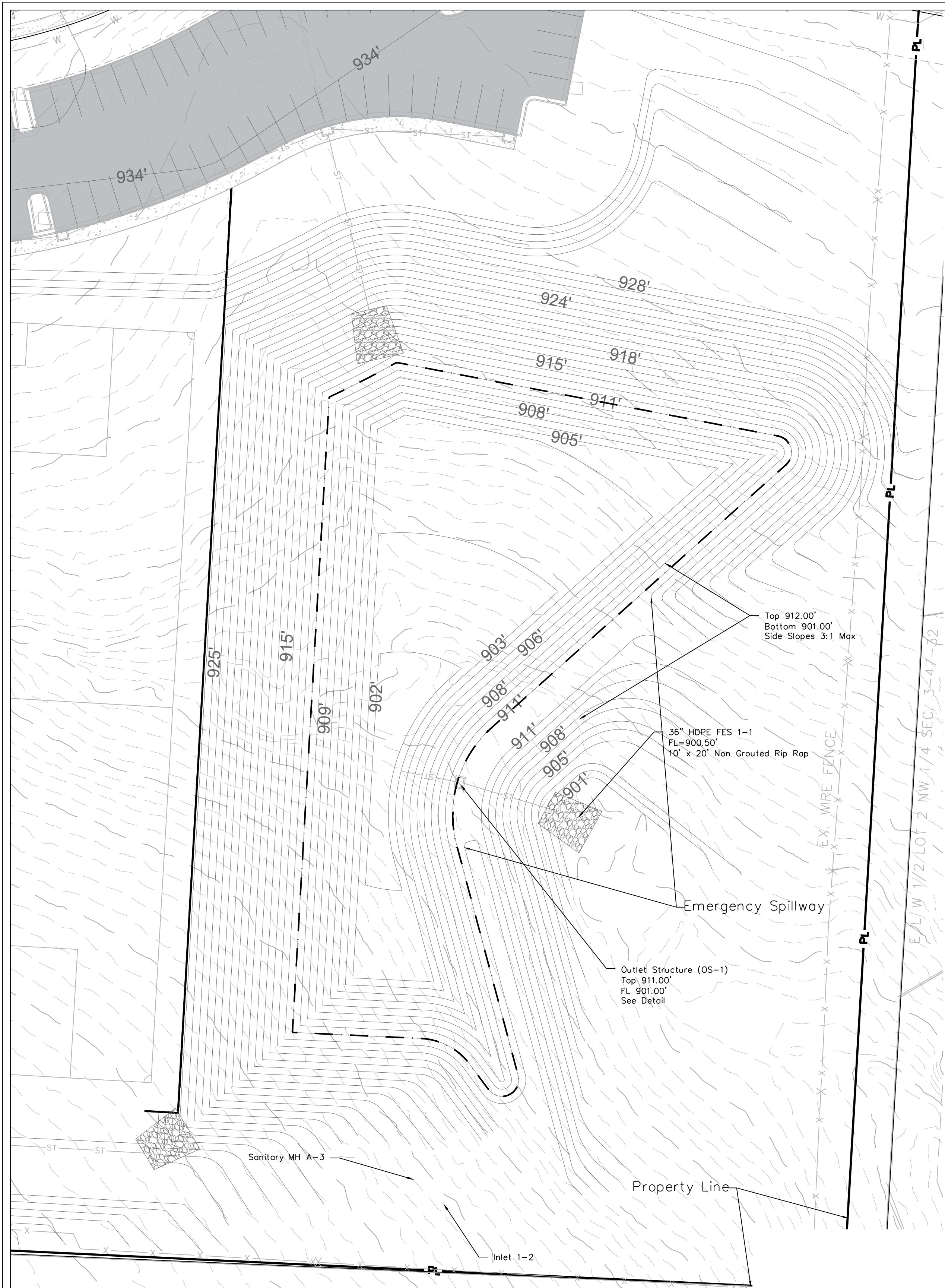
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Complex: LSIMO
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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- 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 casting 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.
 8. Show field inlet orientation on plans plus number and size of opening.
 9. 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.

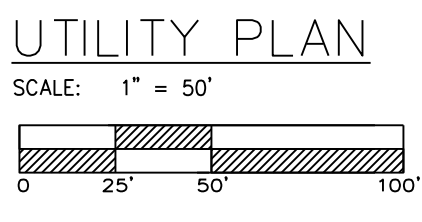
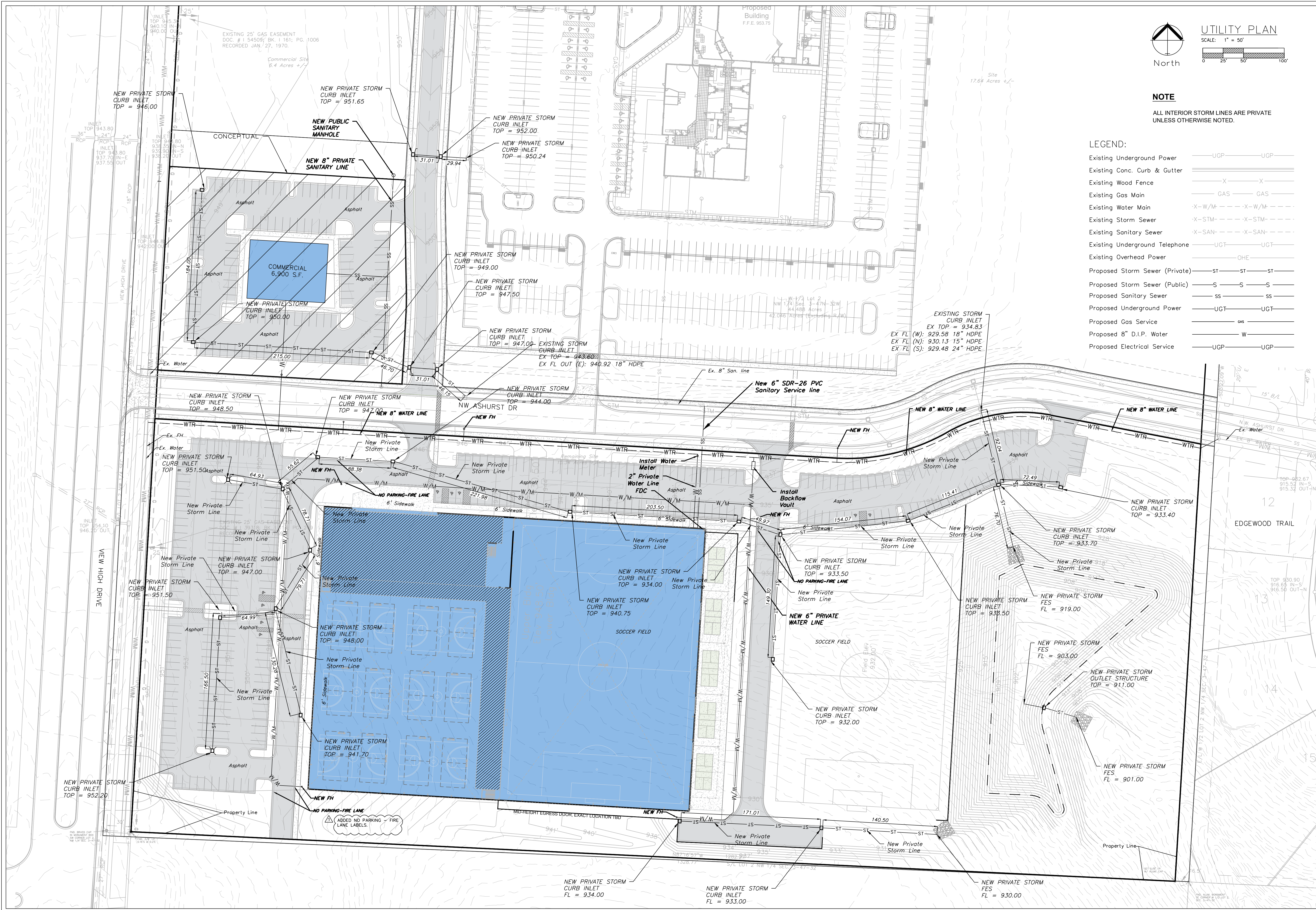
View High Sports Complex
Lee's Summit, Jackson County, Missouri

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Date: November 7, 2024

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

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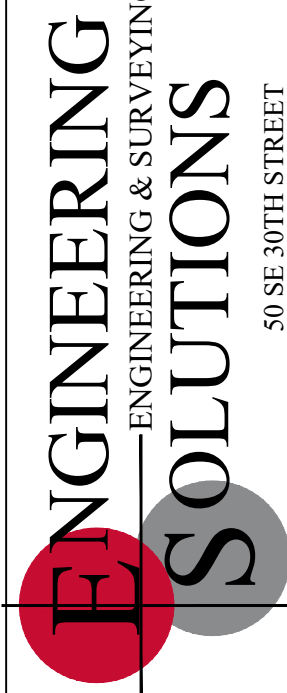


NOTE

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND:

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

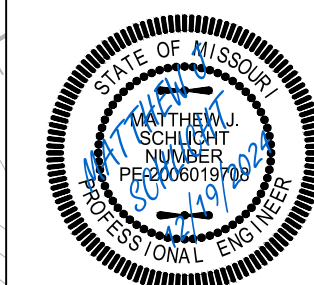


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View High Sports Complex
Lee's Summit, Jackson County, Missouri

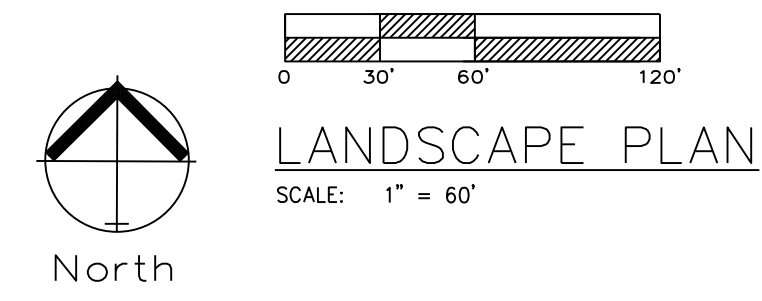
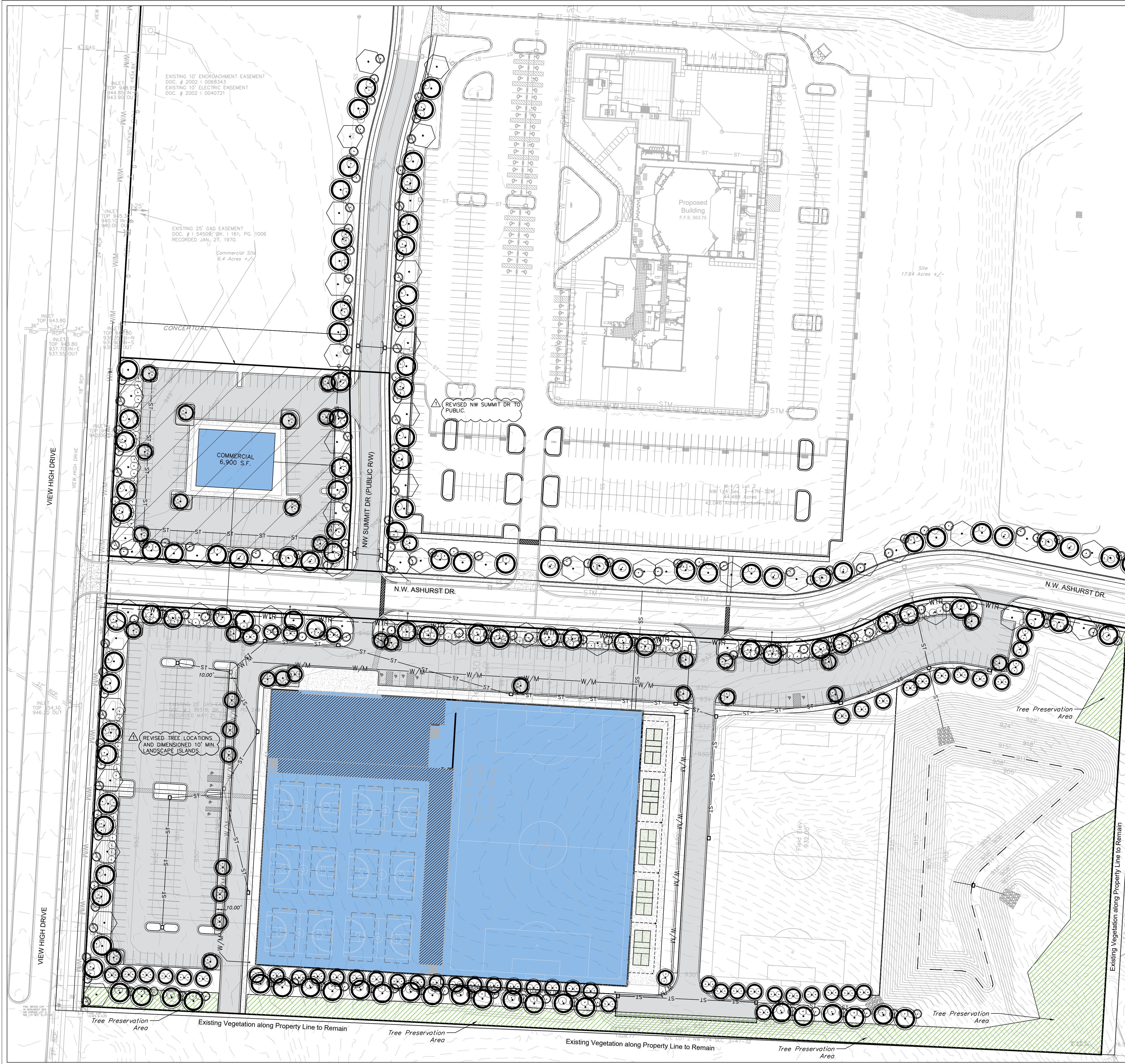
Project:
View High Sports Complex
Complex, Lee's Summit, Missouri
November 7, 2024

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



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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	12,156 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 OP-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 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:
All Ground mounted equipment shall be totally screened.

△ ADDED TREE PRESERVATION AREAS.

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

SYMBOL	QUANT.	KEY	NAME	SIZE
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

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
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View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
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LANDSCAPE PLAN
Construction Plans for:
View High Sports Complex
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L.100

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 MEET THE FOLLOWING STANDARDS: A. BRANCHES AND LEAVES SHALL BE FREE OF DISEASE, INJURY AND DEFOLIATION. B. BRANCHES SHALL MEET THE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
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".
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. TREES, SHRUBS AND SMALLER PLANTS SHALL BE PROTECTED BY COVERING THEM WITH MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED PLANTS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DRY WEATHER, PLANTS SHALL BE COVERED WITH MULCH AND WATERED FREQUENTLY TO PREVENT DROUGHT AND WINDBURN. REPLY ANTI-DESCSANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PATTERNS ARE EXPOSED. THIS IS TO BE DONE TO PREVENT PLANTING IN A SHALLOW HOLE.
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 NEARLY HORIZONTAL, BUT 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS THAT DIE FROM NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY 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 CHICAGO, ILLINOIS, AND THE ILLINOIS PLANTING STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE INSTALLED AT A MINIMUM OF 2" DEPTH FOR 500 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. ALL 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 300 W/ EED 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 TO ADJACENT AREAS.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR.
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. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND 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 SPECIFIED 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 ACROSS 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 BALBS 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 SPAY 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.

NTS

N.T.S.

N.T.S.

NTS

CONCEPT VIEW FROM NW PARKING



FINKLE + WILLIAMS
ARCHITECTURE

CONCEPT VIEW OF ENTRY



FINKLE + WILLIAMS
ARCHITECTURE

KINGSPAN INSULATED METAL PANELS

MP-01

KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD



MP-02

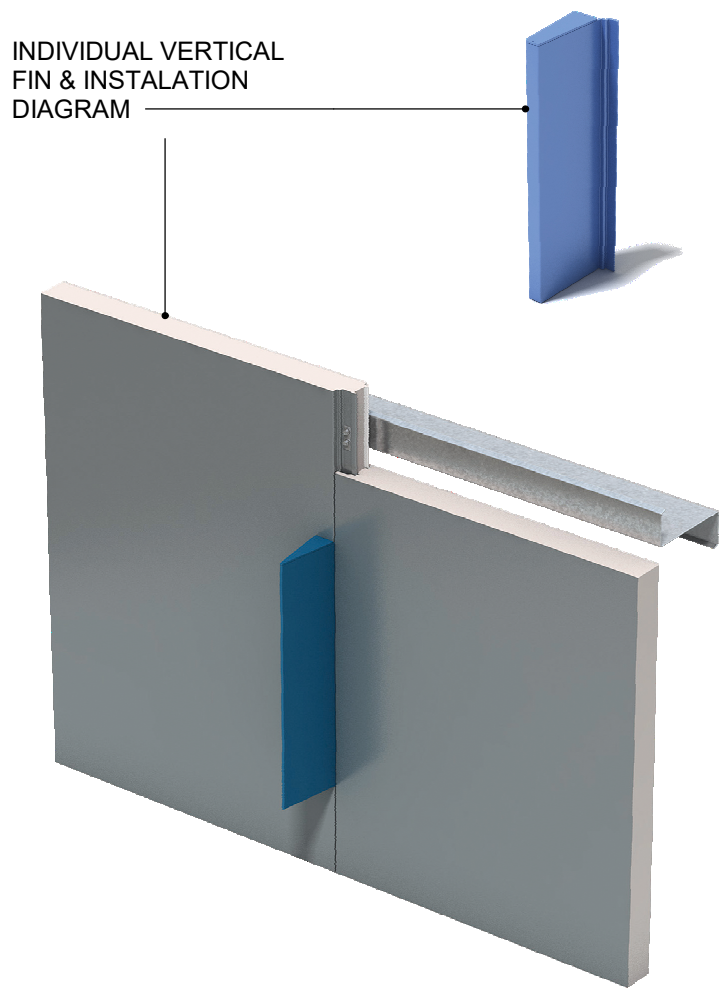
KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC



KINGSPAN ACCENT FINIS

MP-04

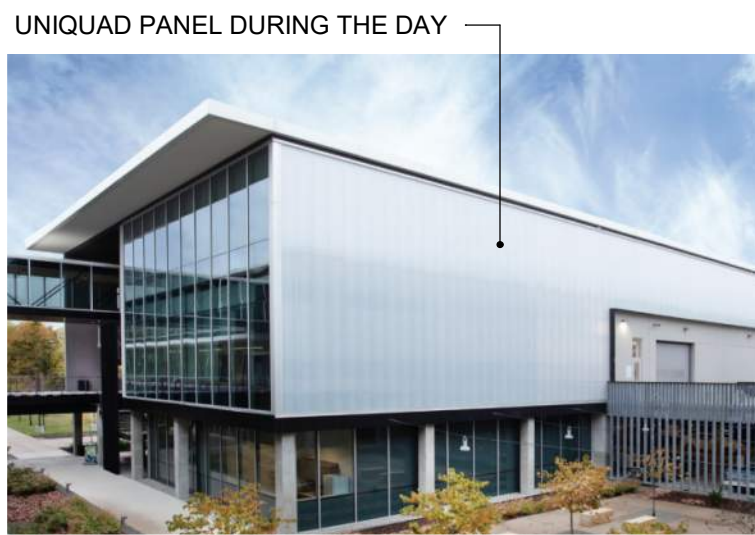
KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL



KINGSPAN UNIQUAD TRANSLUCENT PANELS

GL-01

KINGSPAN UNIQUAD TRANSLUCENT PANEL



UNIQUAD PANEL AT NIGHT



WOOD SLAT EXTERIOR PANELING

WD-01

WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD



LOBBY SOFFIT



VIEW HIGH
SPORTS

VIEW HIGH DRIVE
LEE'S SUMMIT, MO

Project No.: 24024
Date: 24-1210
Issued For: PDP RESUBMITTAL

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
FOUNDATIONS	FOUNDATIONS
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

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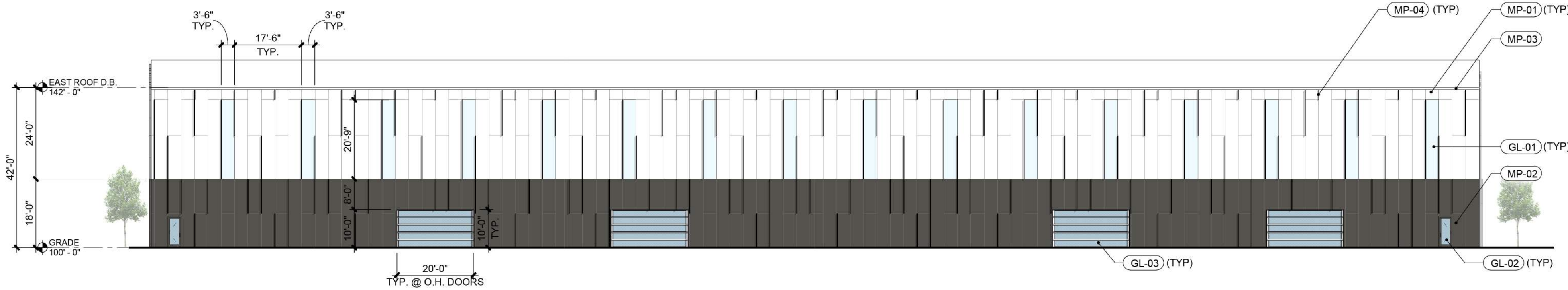
SHEET TITLE

PDP CONCEPT

SHEET NUMBER

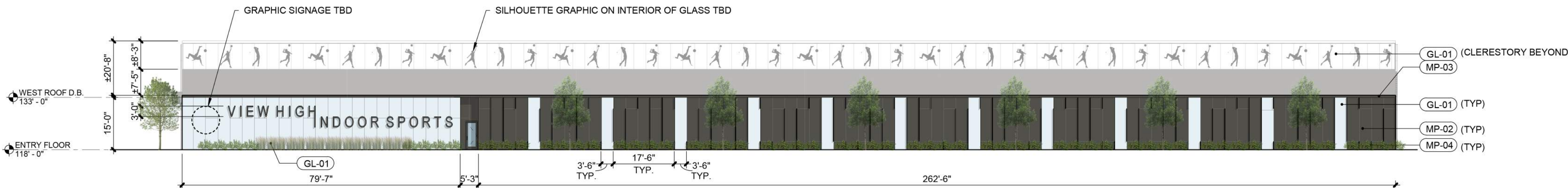
PDP-1

GLASS = 2,060 SF (14%)
ARCH MTL PANEL = 12,504 SF (86%)



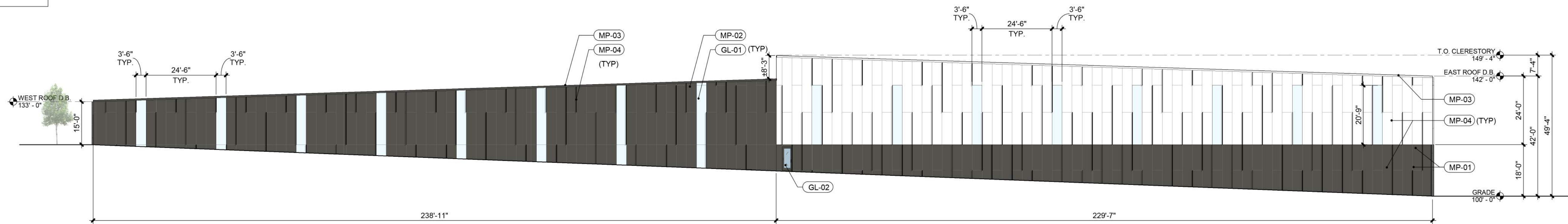
4 EAST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 1,800 SF (33%)
ARCH MTL PANEL = 3,168 SF (67%)



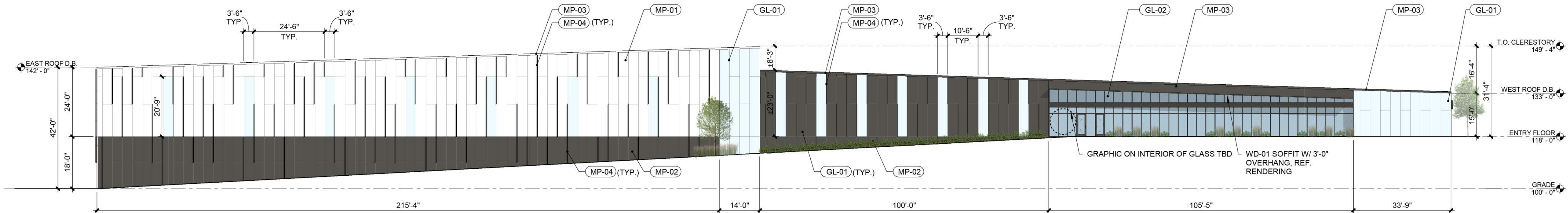
3 WEST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 1,211 SF (8%)
ARCH MTL PANEL = 13,926 SF (92%)



2 SOUTH ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 3,450 SF (25%)
ARCH MTL PANEL = 10,537 SF (75%)



1 NORTH ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

ARCH. MTL. PANEL	MP-01	KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD
	MP-02	KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC
	MP-03	ALUM FASCIA/FLASHING; CUSTOM COLOR TO MATCH ADJACENT MTL PANEL
	MP-04	KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL
GLAZING SYSTEMS	GL-01	KINGSPAN uniQUAD TRANSLUCENT PANEL
	GL-02	STOREFRONT GLAZING SYSTEM; BASIS OF DESIGN, COLOR: EXTRA DARK BRONZE ANODIZED
	GL-03	ALUM. AND GLASS OVERHEAD DOOR; COLOR TO MATCH GL-02
WOOD CLADDING	WD-01	WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD

VIEW HIGH SPORTS

VIEW HIGH DRIVE
LEE'S SUMMIT, MO

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SHEET TITLE

PDP
ELEVATIONS

SHEET NUMBER

PDP-2