

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

GENERAL NOTES:

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

UTILITY COMPANIES:

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

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

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

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

Description taken verbatim from Commitment

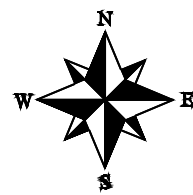
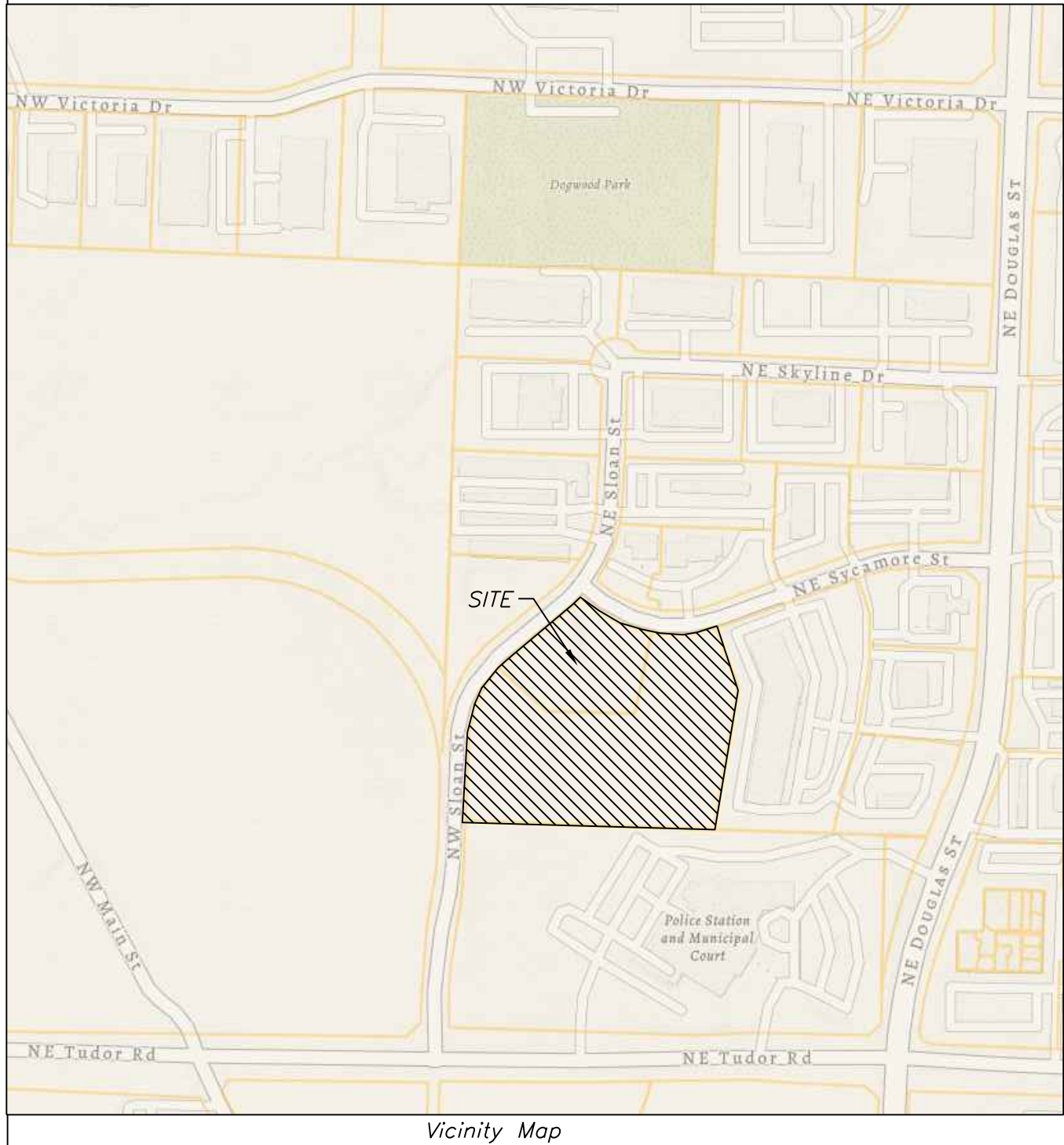
Lot 10A, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
Lot 10B, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat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

OIL - GAS WELLS

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

FLOOD INFORMATION:

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



Site Impervious Area

Total Area	6.44 acres (280,313.08)
Proposed Apartment Site	
Site Area	6.44 Acres
Building	61,015 sq. ft.
Parking	93,570 sq. ft.
Private Sidewalk	16,350 sq. ft.
Public Sidewalk	4,385 sq. ft.
Impervious Area	175,320 sq. ft. (62.54% of Site)
Total Units	154
	(96) ~ 1 Bedroom
	(58) ~ 2 Bedroom
Density	23.91 units per acre

Parking:

Provided	
206 Standard	
10 ADA Accessible	
42 Garage	
260 Total Spaces	
Required	
1.5 per Two Bedroom	87 Spaces
1 per One Bedroom	96 Spaces
0.5 per Unit for Guest	77 Spaces

Total Parking Spaces 260

Site Improvement Notes

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

Storm Sewer

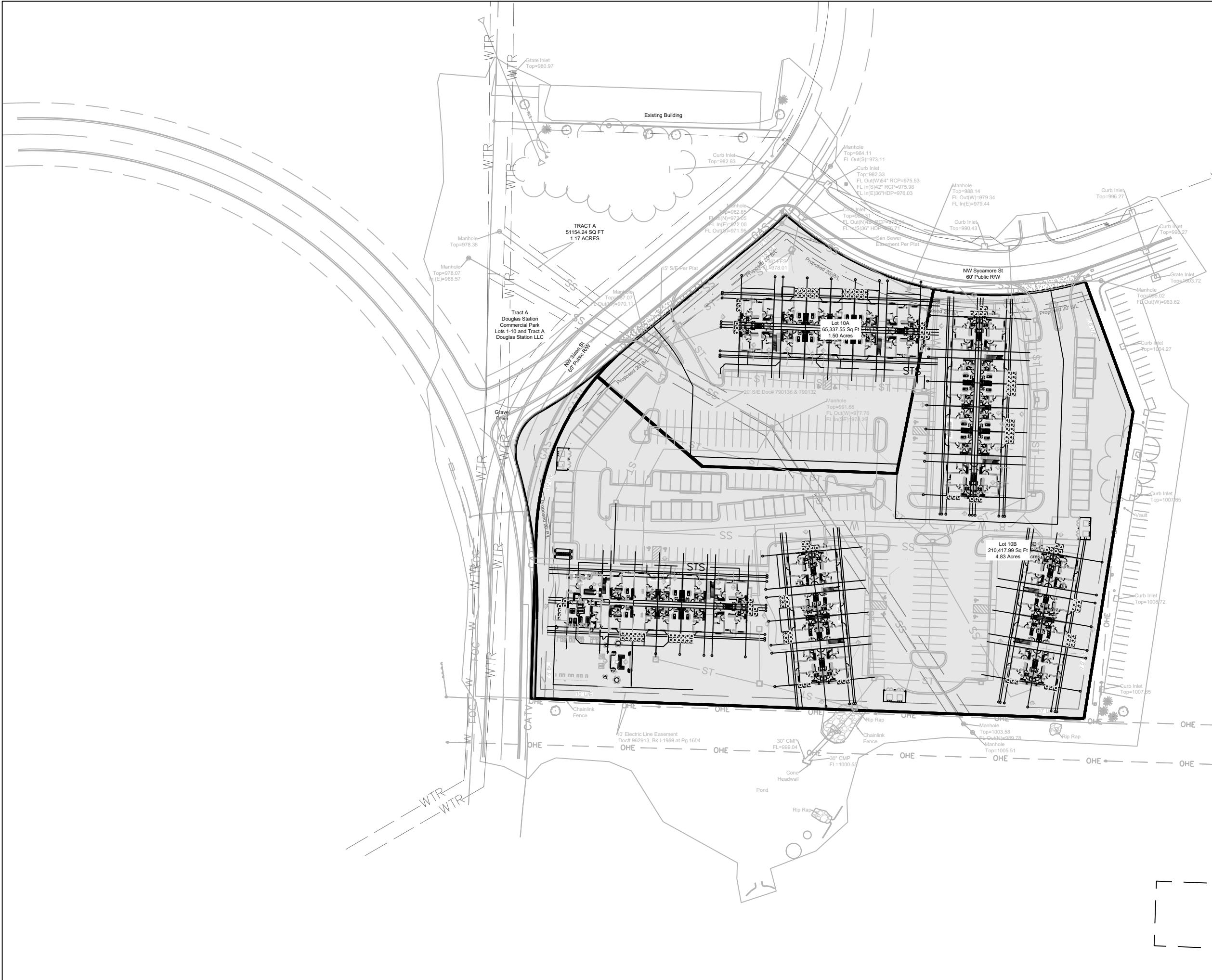
~Enclosed pipe systems and inlets will be collected and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention

~The site will utilize the existing regional detention facility

Douglas Station Commercial Park FINAL DEVELOPMENT PLAN

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

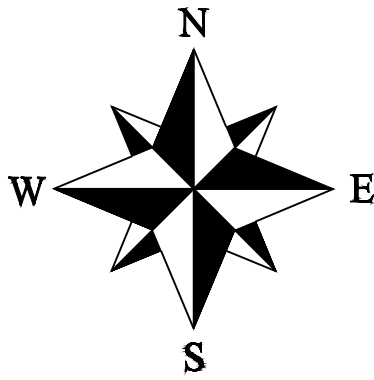


SITE LOCATION MAP

SCALE" 1"=100'

LEGEND:

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



INDEX OF SHEETS:

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

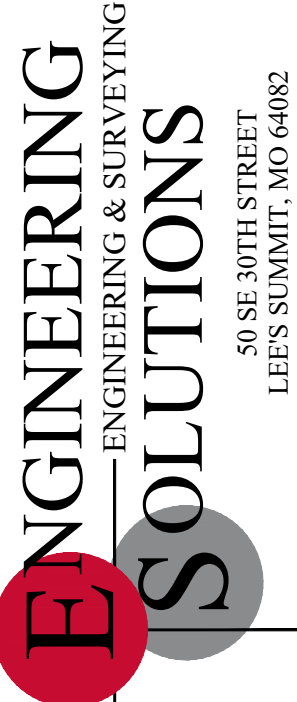
Current Zoning: RP-4
Proposed Zoning: CP-2

Summary of Quantities:

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

ENGINEER'S CERTIFICATION:

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

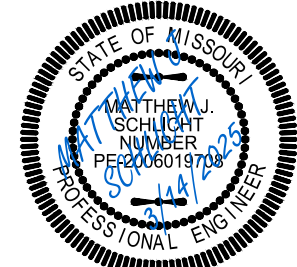


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

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

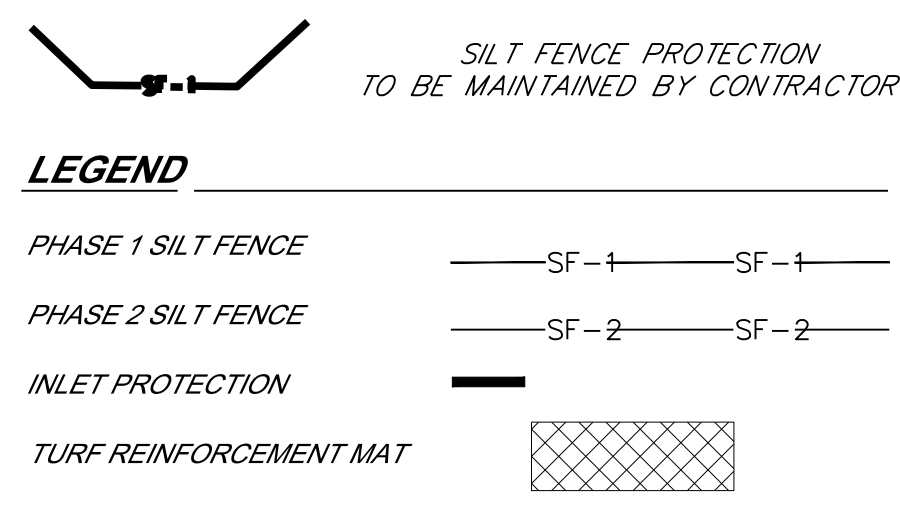
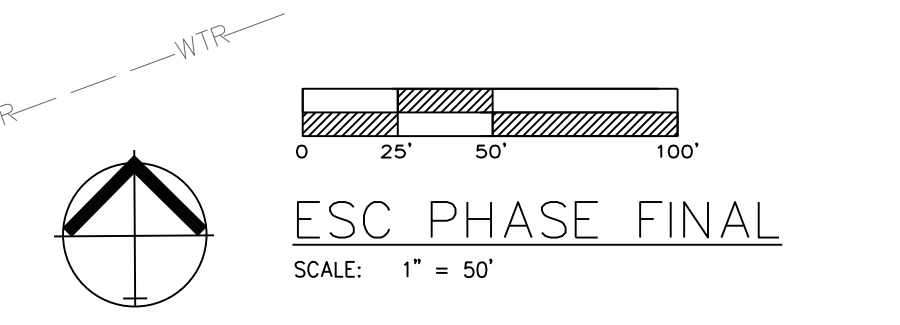
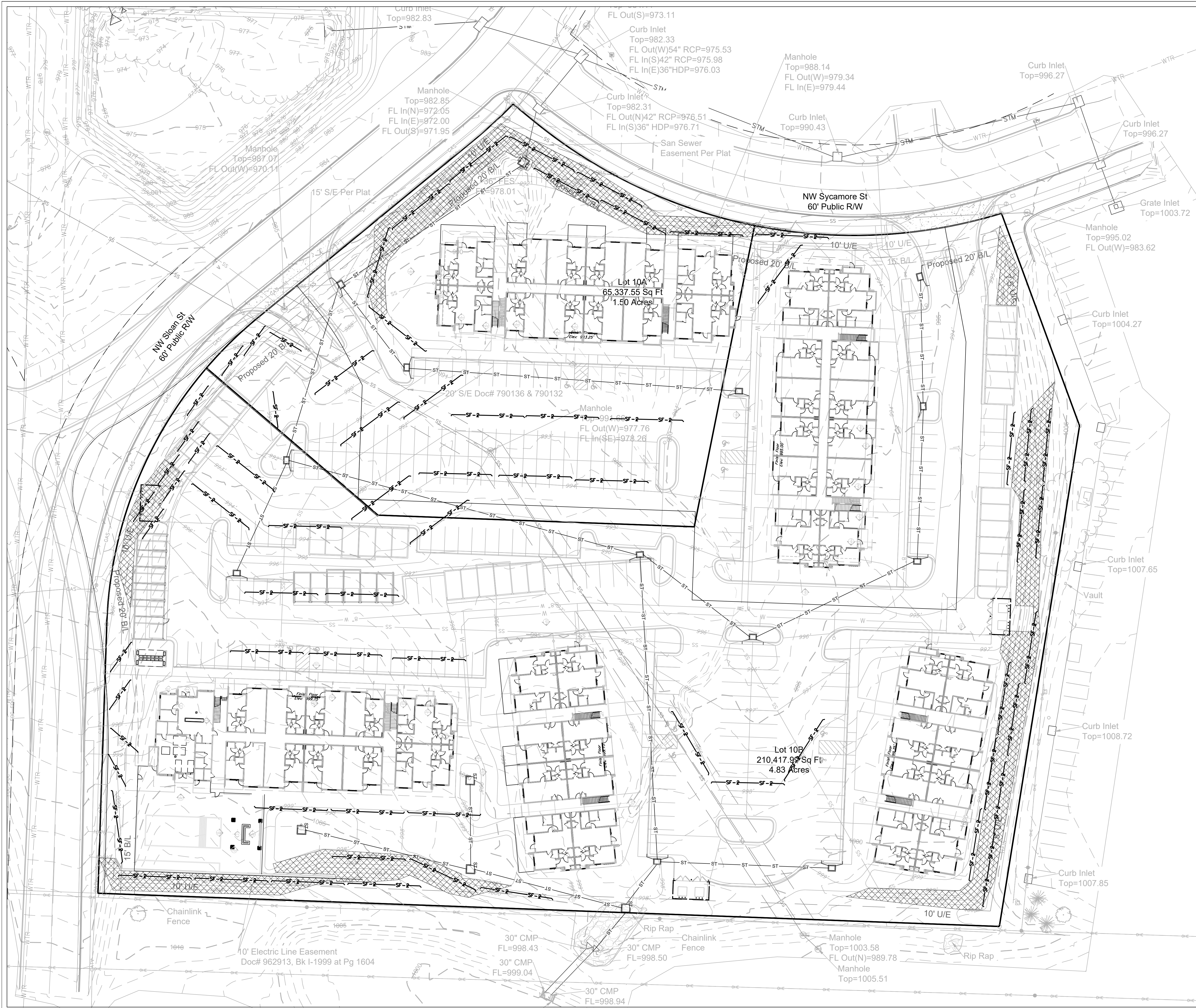
COVER SHEET
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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

REVISIONS

- REV. 3/7/2024
- REV. 4/18/2024
- REV. 4/26/2024
- REV. 1/27/2025
- REV. 3/14/2025



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

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

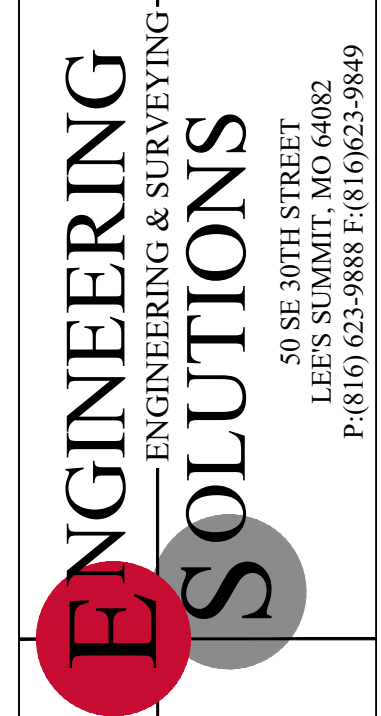
Mix	Seed Rate (lbs. per Acre)	Fertilizer Rate (lbs. per 1000 sq. ft.)
Mix I - Rye Grass / Blue Grass	100	800
Mix II - Tall Fescue / Blue Grass	195	800
Lime	2000	800

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

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

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

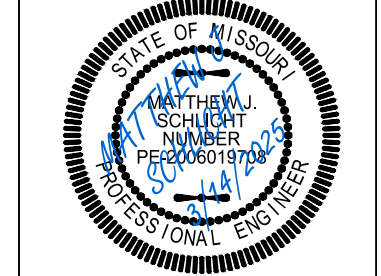
ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



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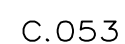
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

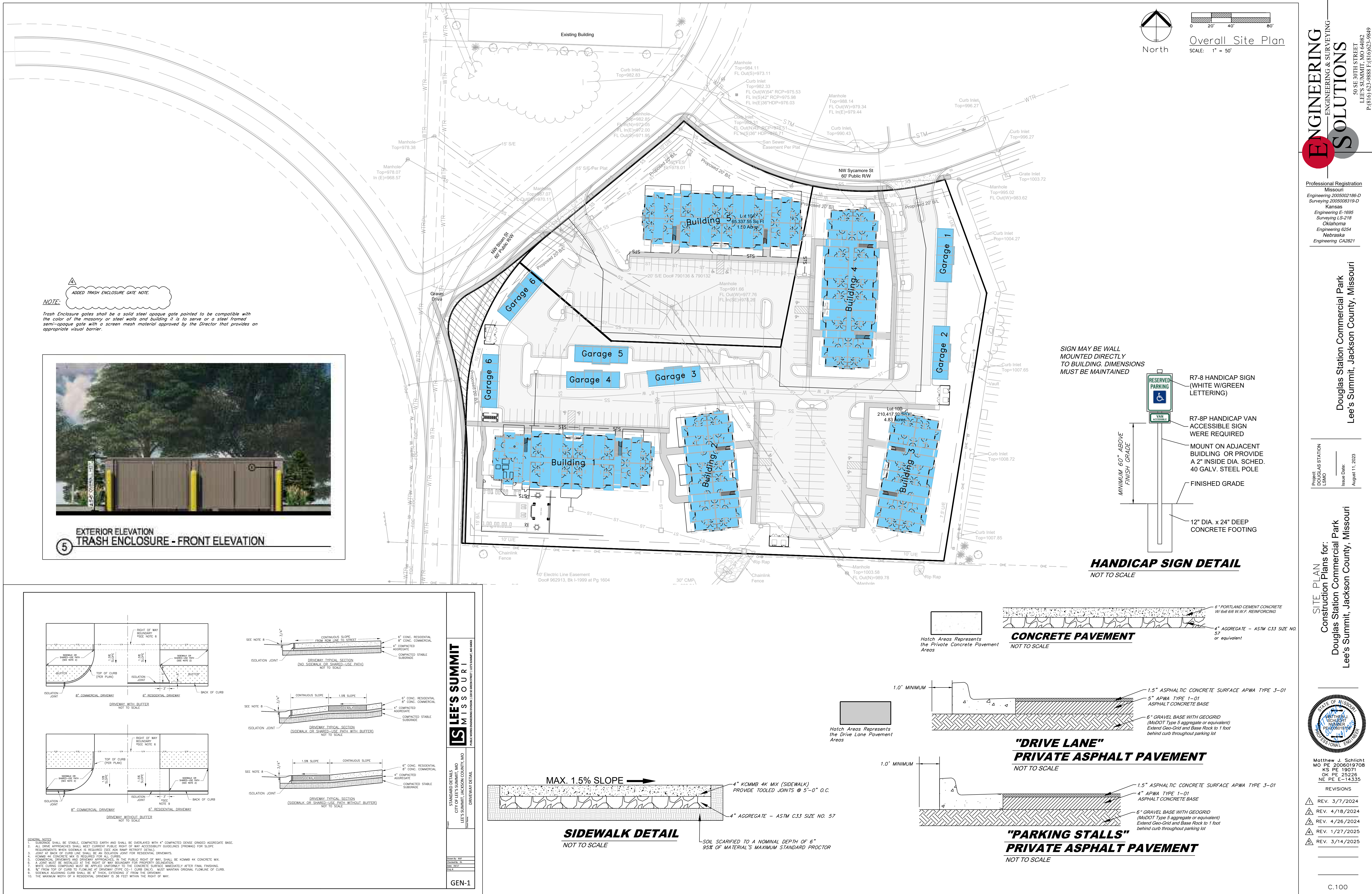
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

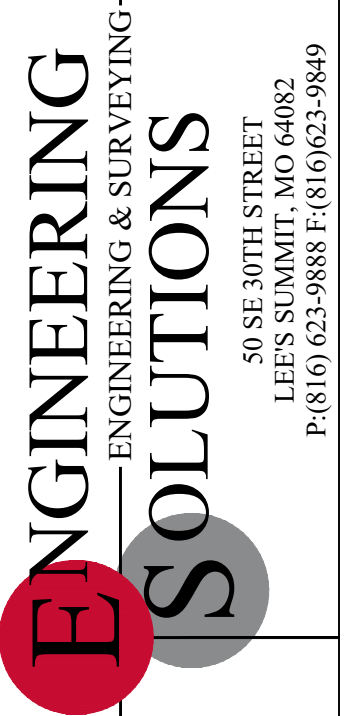
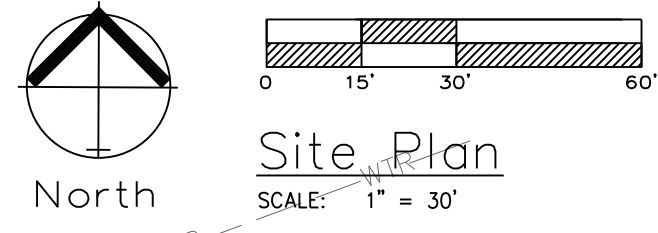
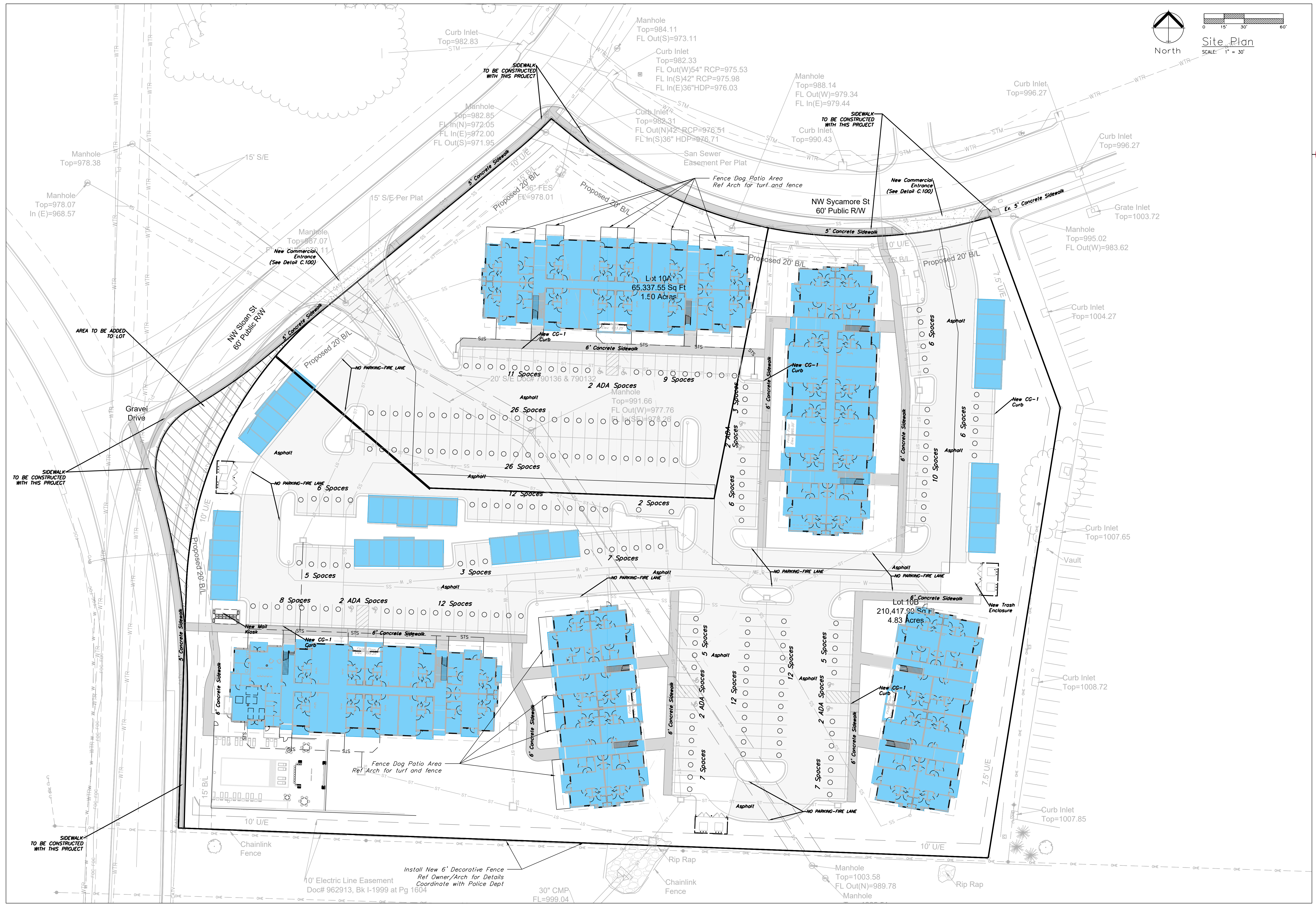


Matthew J. Schlicht
MO PE 0006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
REV. 3/7/2024	
REV. 4/18/2024	
REV. 4/26/2024	
REV. 1/27/2025	
REV. 3/14/2025	







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

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

Project: Douglas Station
 LS MO
 Issue Date:
 August 11, 2023

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



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

REVISIONS

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△	REV. 4/18/2024
△	REV. 4/26/2024
△	REV. 1/27/2025
△	REV. 3/14/2025



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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

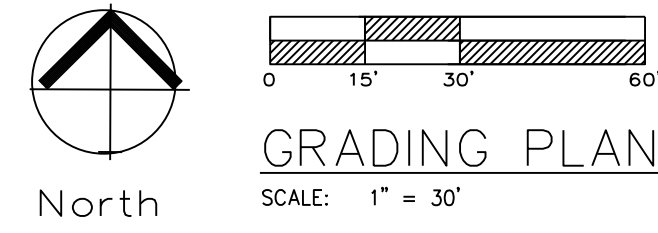
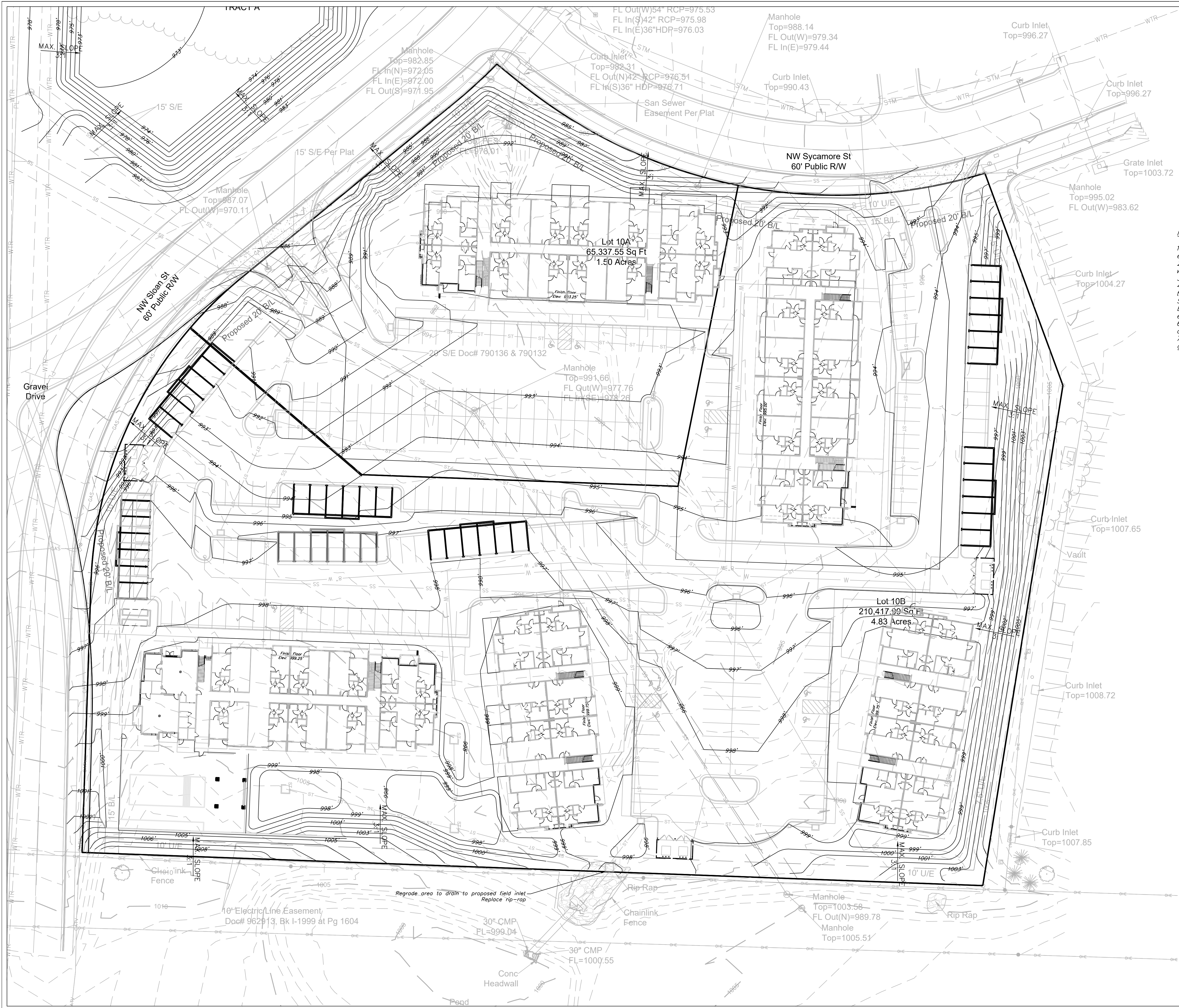
Project Location
LSMO
Issue Date
August 11, 2023

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

Matthew J. Schlicht
MO PE 0006019708
KS PE 19071
OK PE 25226
NE PE E-143255

REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024
REV. 1/27/2025
REV. 3/14/2025

C.102



- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.

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 2005002186-D
Surveying 2005008319-D

Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Grading Plan

Construction Plans for:

Douglas Station Commercial Park

Lee's Summit, Jackson County, Missouri

Project: L&S STATION
LSMO

Issue Date:
August 11, 2023

STATE OF MISSOURI

MATTHEW J. SCHLICHT

REGISTERED PROFESSIONAL ENGINEER

NO. 000000000

EXPIRATION DATE 08/31/2025

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

REVISIONS

REV. 3/7/2024

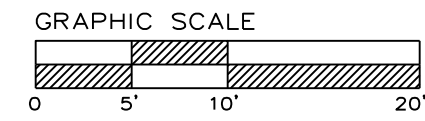
REV. 4/18/2024

REV. 4/26/2024

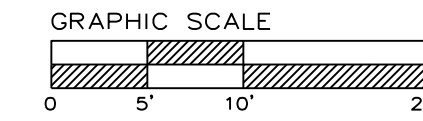
REV. 1/27/2025

REV. 3/14/2025

C.200



SCALE: 1" = 10'



SCALE: 1" = 10'



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

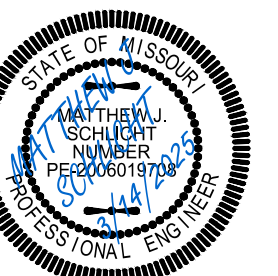
EX TC = Existing Top of Curb
EX FG = Existing Finished Grade
FG = Finished Grade
TC = Top of Curb
TC/FG = Top of Curb/Finished Grade

 Detectable Warning



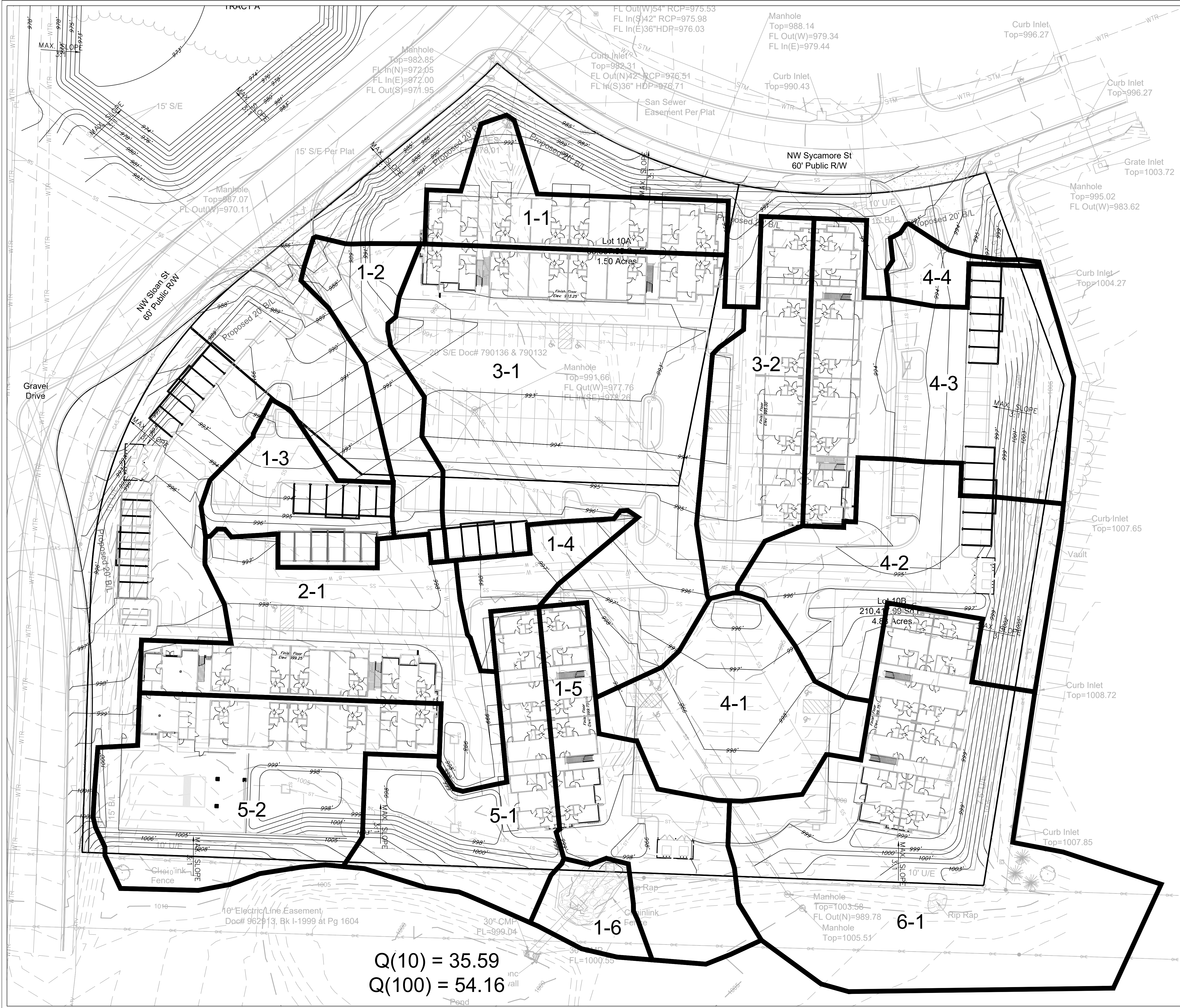
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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

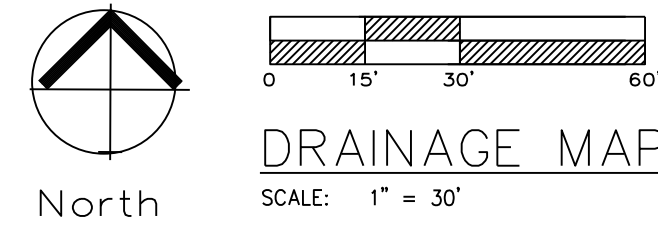


REVISIONS

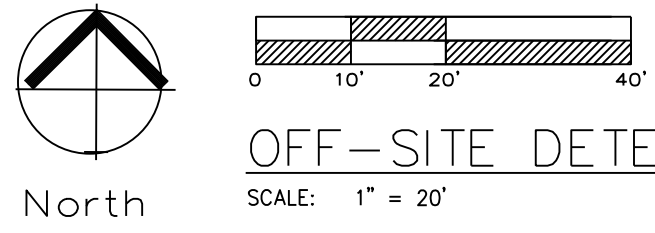
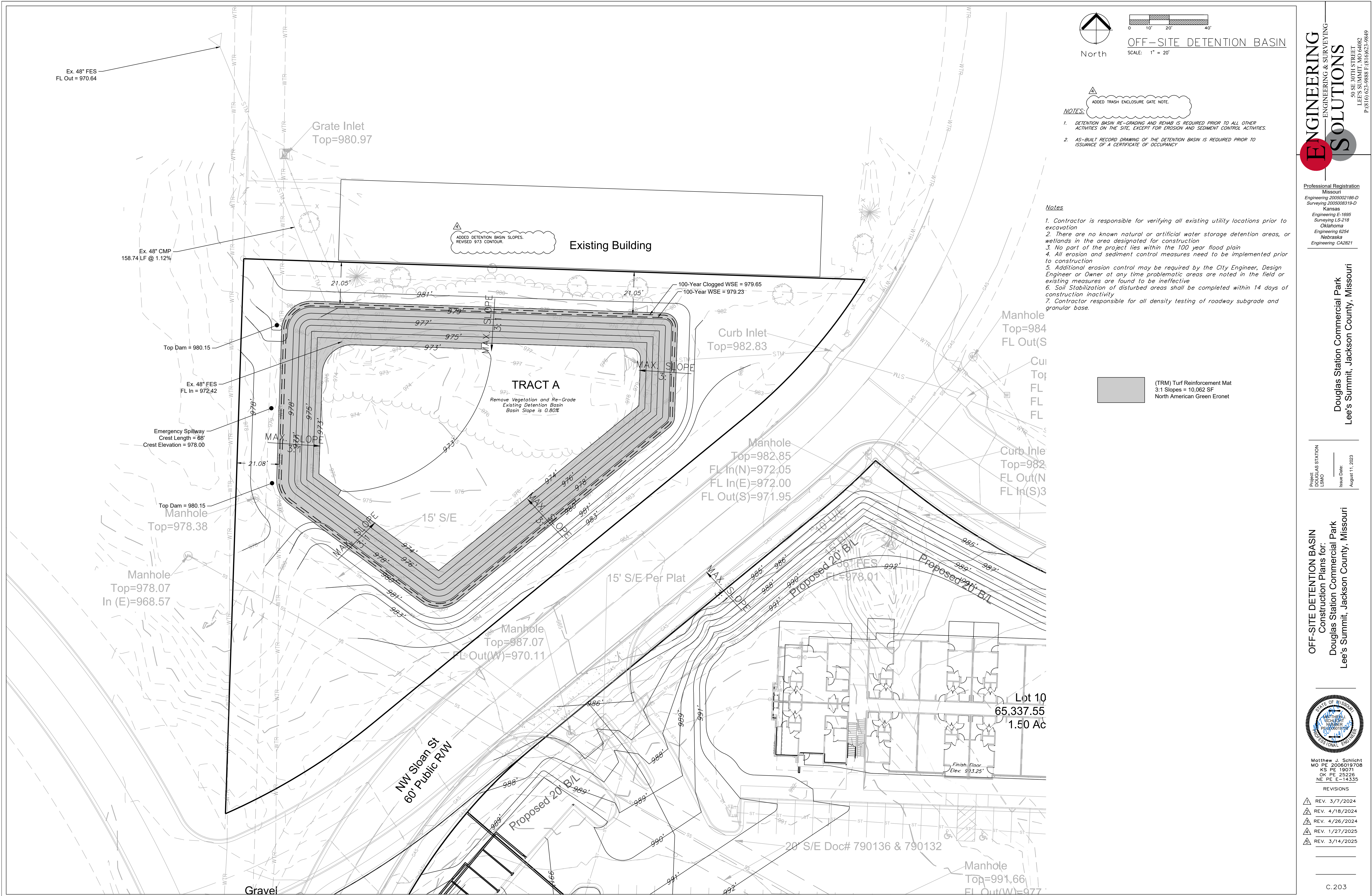
C.201



Q(10) = 35.59
Q(100) = 54.16



APWA STORM DRAINAGE "TC" COMPUTATIONS FOR: DOUGLAS STATION (LSMO)																																																																
AREA ID	POST	TOTAL ACRES	TOTAL WTRSHD LENGTH	UP	DN	Surface types: SURFACE CODES "C" Values										Asph/ConcBus/Com										Grass/Park			Lake			Multi/Fam			Sig/Fam			Undev			Other			K	1.25 CFS	100 Q	POST																	
						TOTAL WATERSHED					SURFACE CODES "C" Values					A					B					D					G					L					M							S					U					Z						
						TOTAL WATERSHED					SURFACE CODES "C" Values					A					B					D					G					L					M							S					U					Z						
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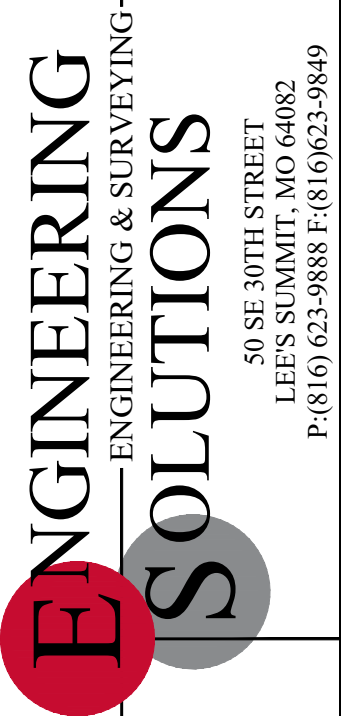
NOTES:

ADDED TRASH ENCLOSURE GATE NOTE.

1. DETENTION BASIN RE-GRADING AND REHAB IS REQUIRED PRIOR TO ALL OTHER ACTIVITIES ON THE SITE, EXCEPT FOR EROSION AND SEDIMENT CONTROL ACTIVITIES.
2. AS-BUILT RECORD DRAWING OF THE DETENTION BASIN IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.

(TRM) Turf Reinforcement Mat
3:1 Slopes = 10,062 SF
North American Green Eronet

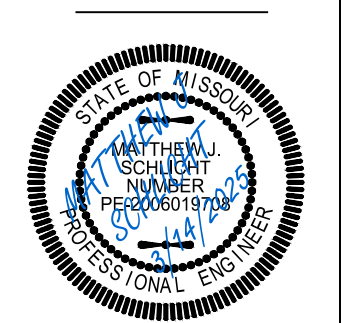


Professional Registration
Missouri
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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

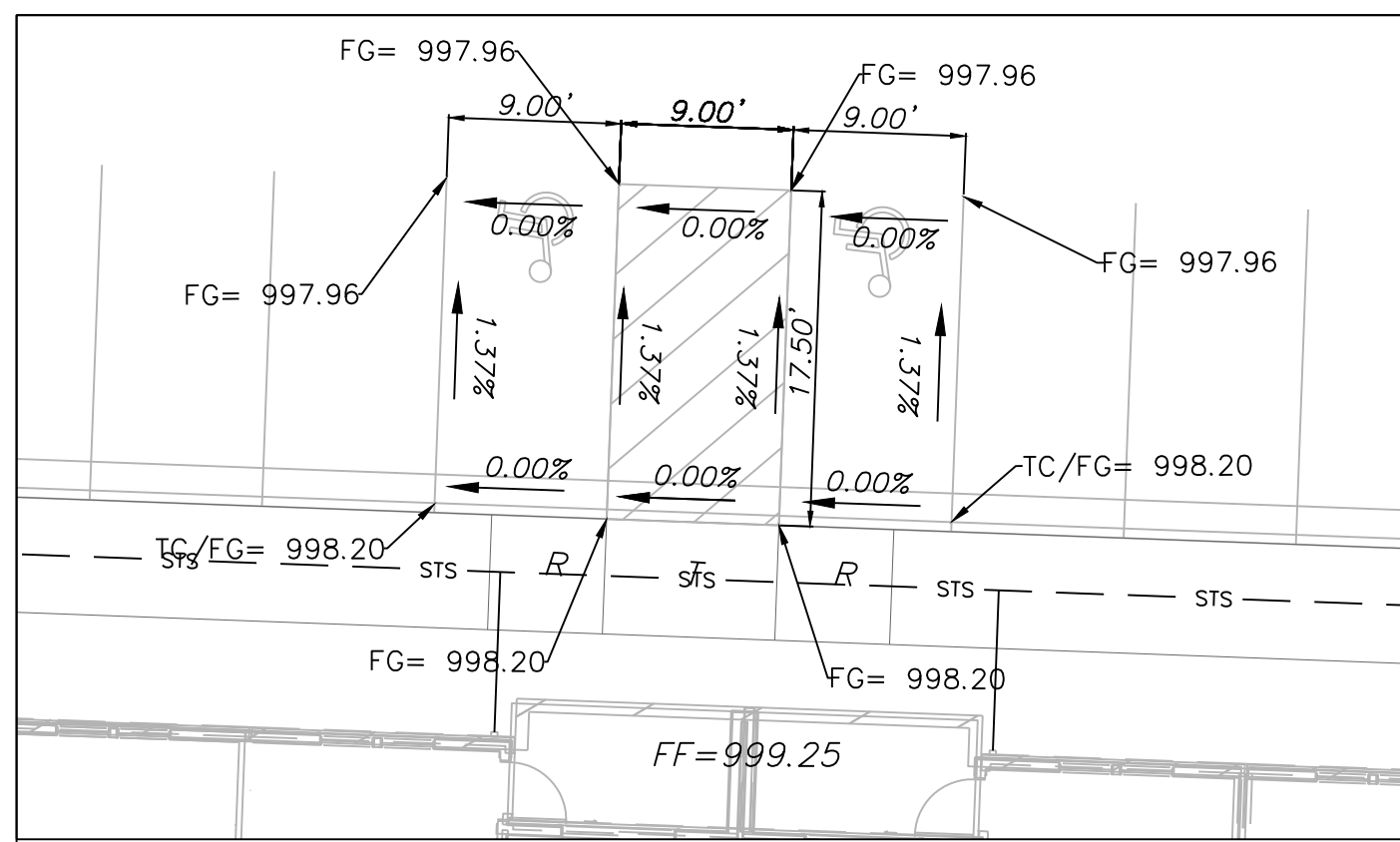
Project: L&S STATION
LSMO
Issue Date:
August 11, 2023

OFF-SITE DETENTION BASIN
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



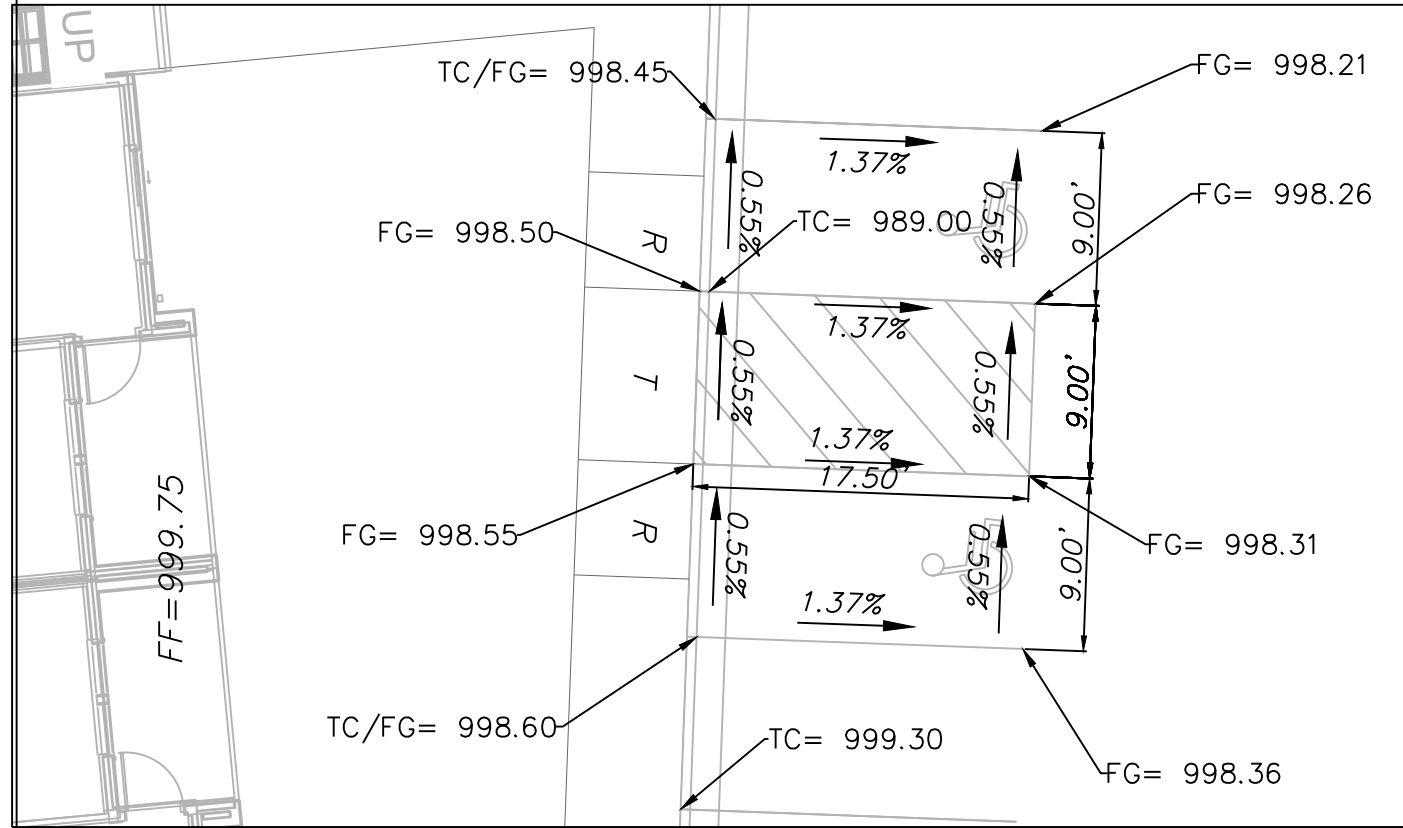
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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REV. 1/27/2025	
REV. 3/14/2025	



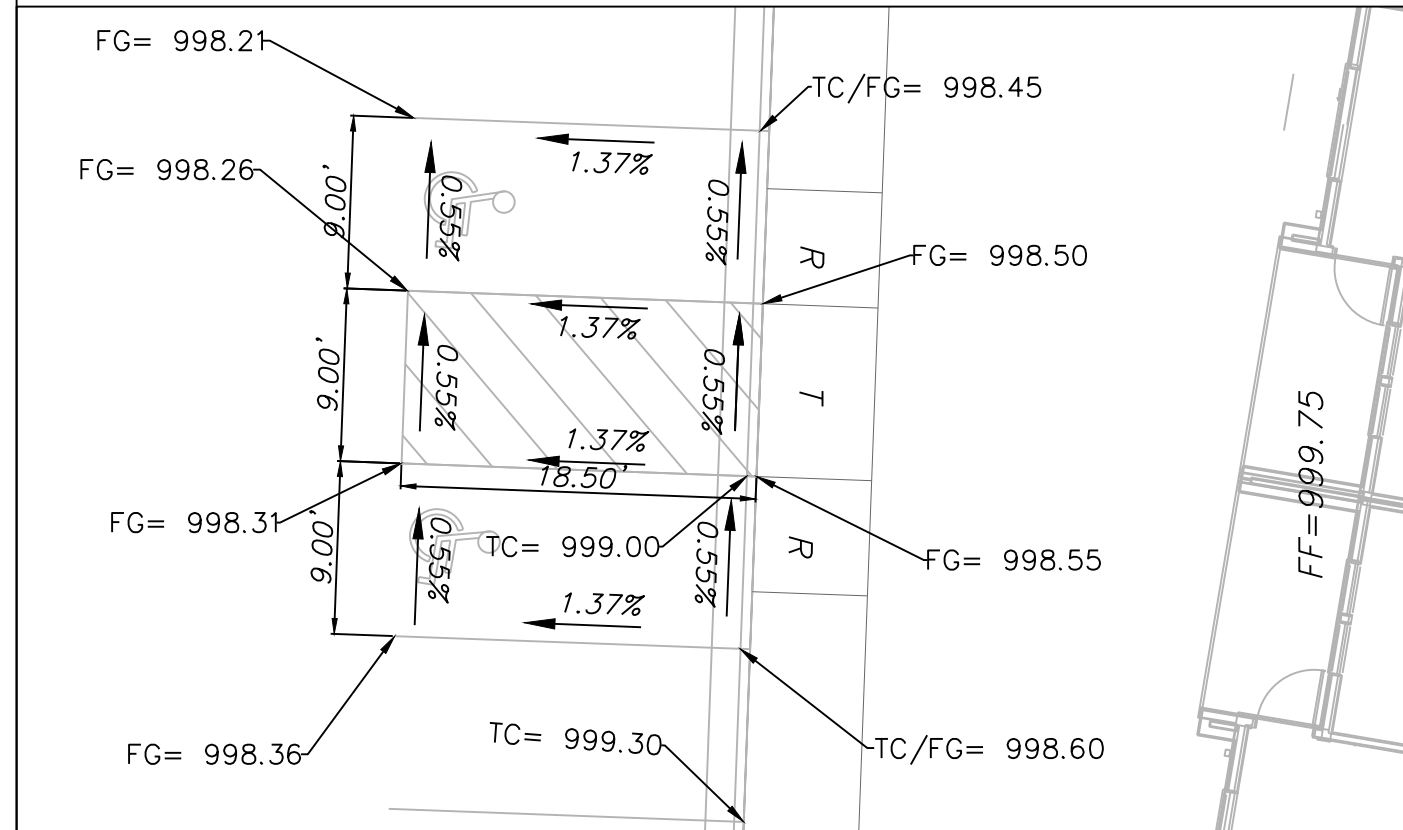
ADA RAMP DETAIL 1

SCALE: 1"=10'



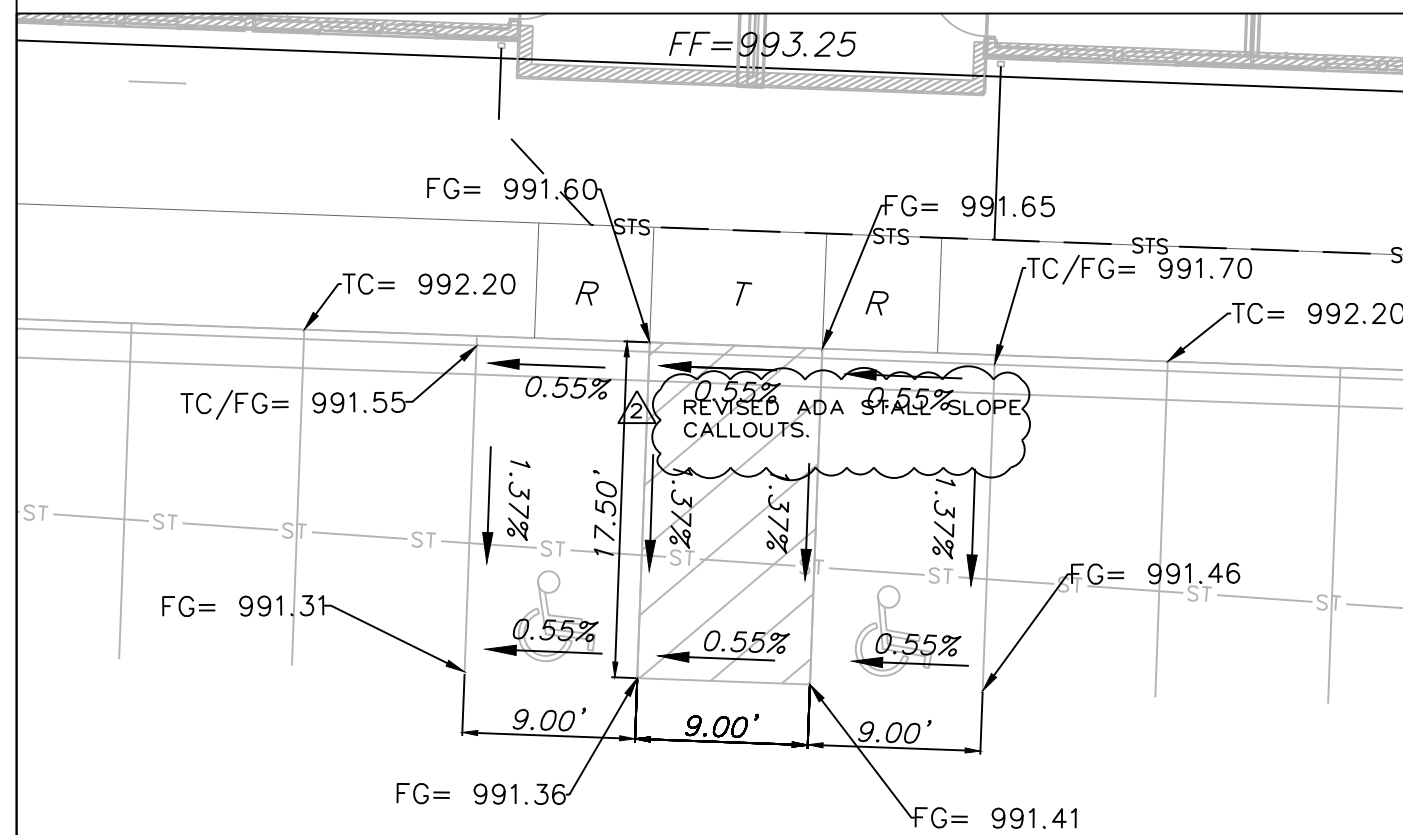
ADA RAMP DETAIL 2

SCALE: 1"=10'



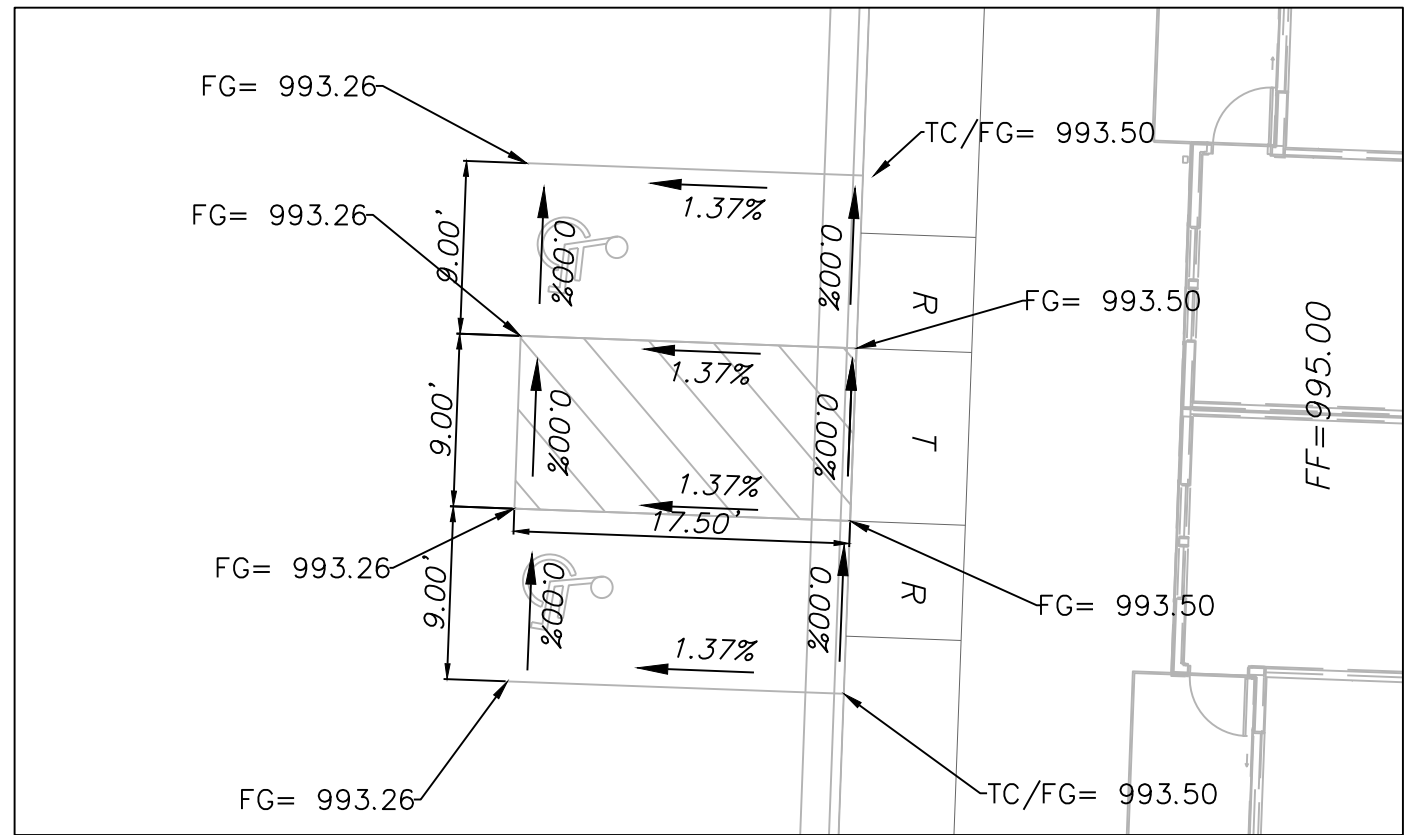
ADA RAMP DETAIL 3

SCALE: 1"=10'



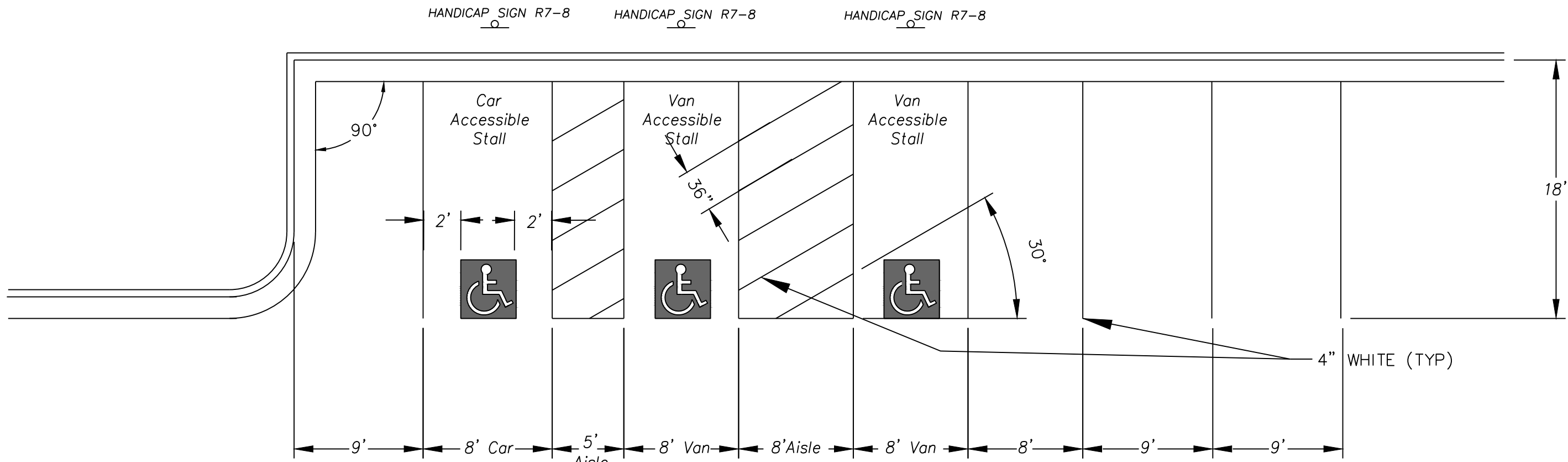
ADA RAMP DETAIL 4

SCALE: 1"=10'



ADA RAMP DETAIL 5

SCALE: 1"=10'



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

REVISED ADA PARKING SIGNAGE DETAIL

3/4" ϕ X 30" SMOOTH STEEL BAR DRIVEN INTO 1" ϕ HOLE DRILLED THRU PAVEMENT (TYPICAL OF 3 AT EACH WHEEL STOP)

FRONT ELEVATION

NOTE: SUBMIT ALTERNATIVE WHEEL STOP DESIGNS FOR APPROVAL BY ARCHITECT/ENGINEER

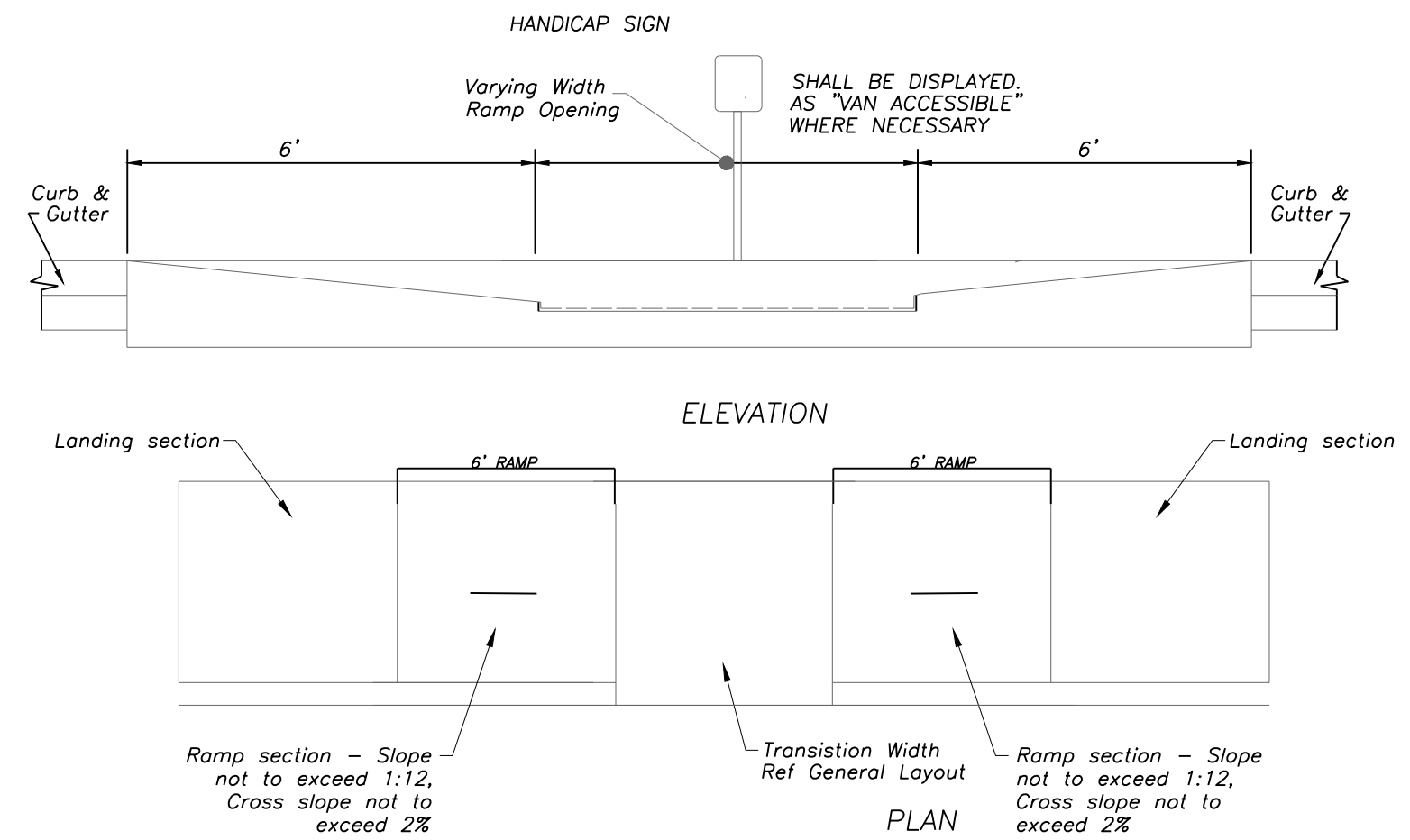
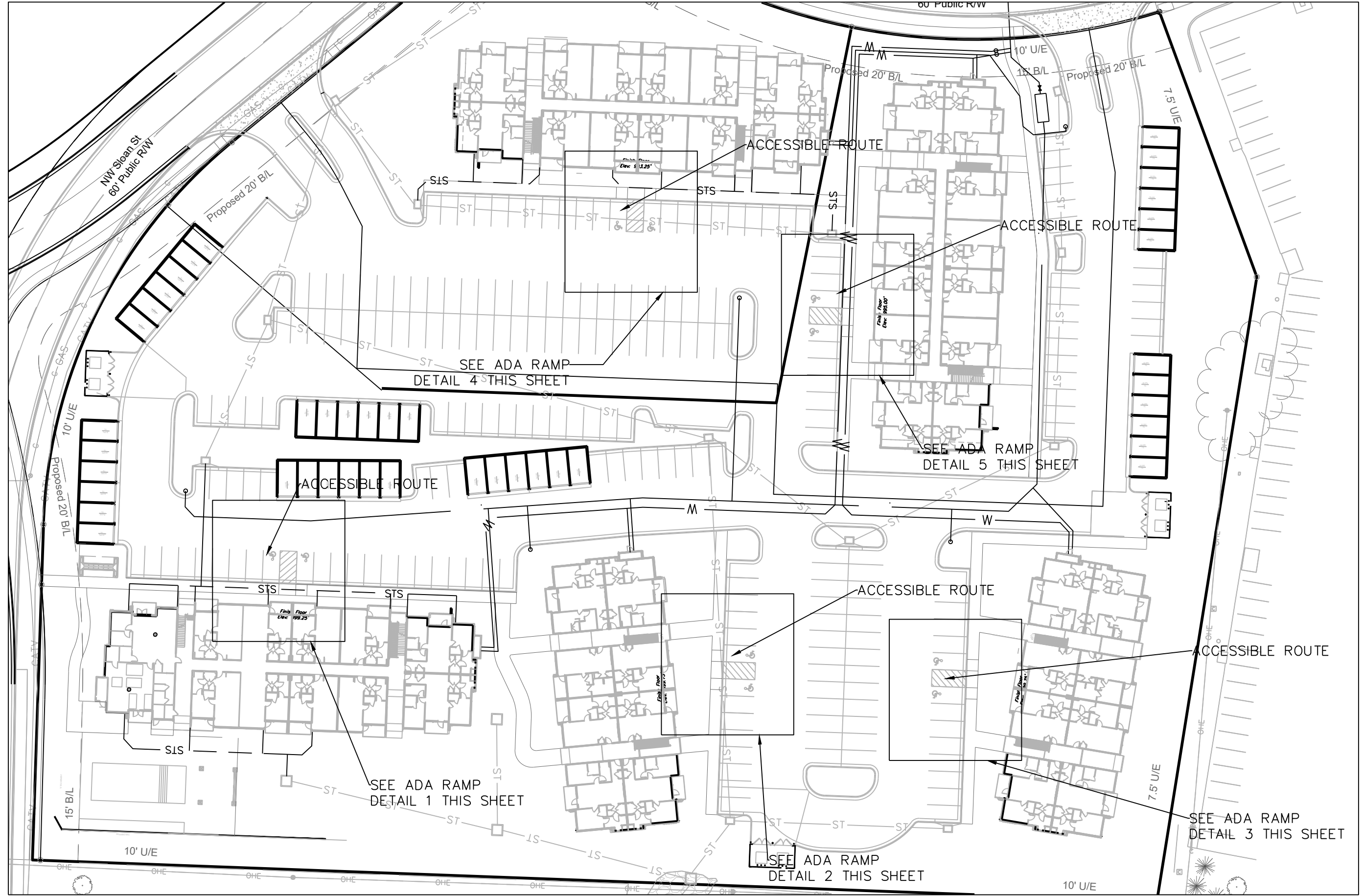
END SECTION

CONCRETE WHEEL STOP

N.T.S.

HANDICAP SIGN DETAIL

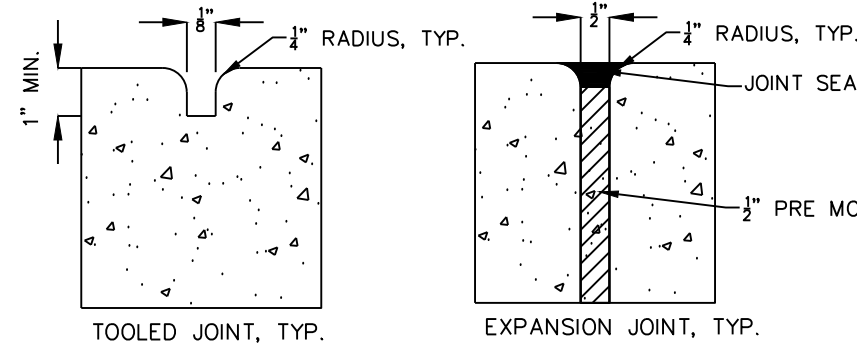
NOT TO SCALE



ACCESSIBLE RAMP DETAILS

NOT TO SCALE

Ramp and ramp landings shall be constructed per ANSI 117.1-03 407.7

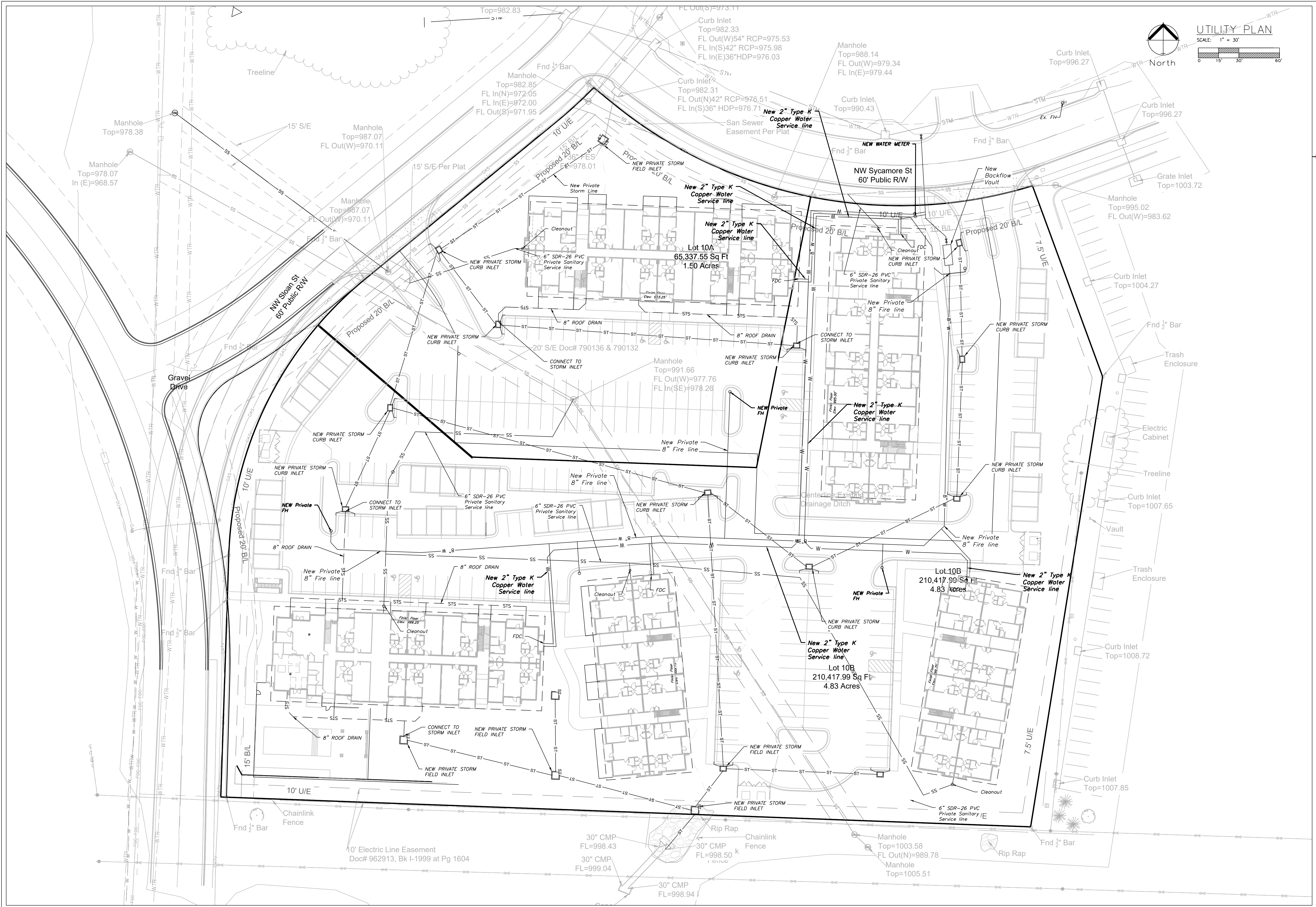


SIDEWALK DETAIL

NOT TO SCALE

4" KCMBB 4K MIX (SIDEWALK) PROVIDE TOOLED JOINTS @ 5'-0" O.C.

SOIL SCARIFIED TO A NOMINAL DEPTH OF 6" 95% OF MATERIAL'S MAXIMUM STANDARD PROCTOR



ENGINEERING

ENGINEERING & SURVEYING

SOLUTIONS

50 SE 30TH STREET

LEE'S SUMMIT, MO 64082

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Utility Plan

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

Project: CAS STATION
LSMO

Issue Date:
August 11, 2023

STATE OF MISSOURI

SCHLICHT

REGISTERED PROFESSIONAL ENGINEER

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

REVISIONS

REV. 3/7/2024

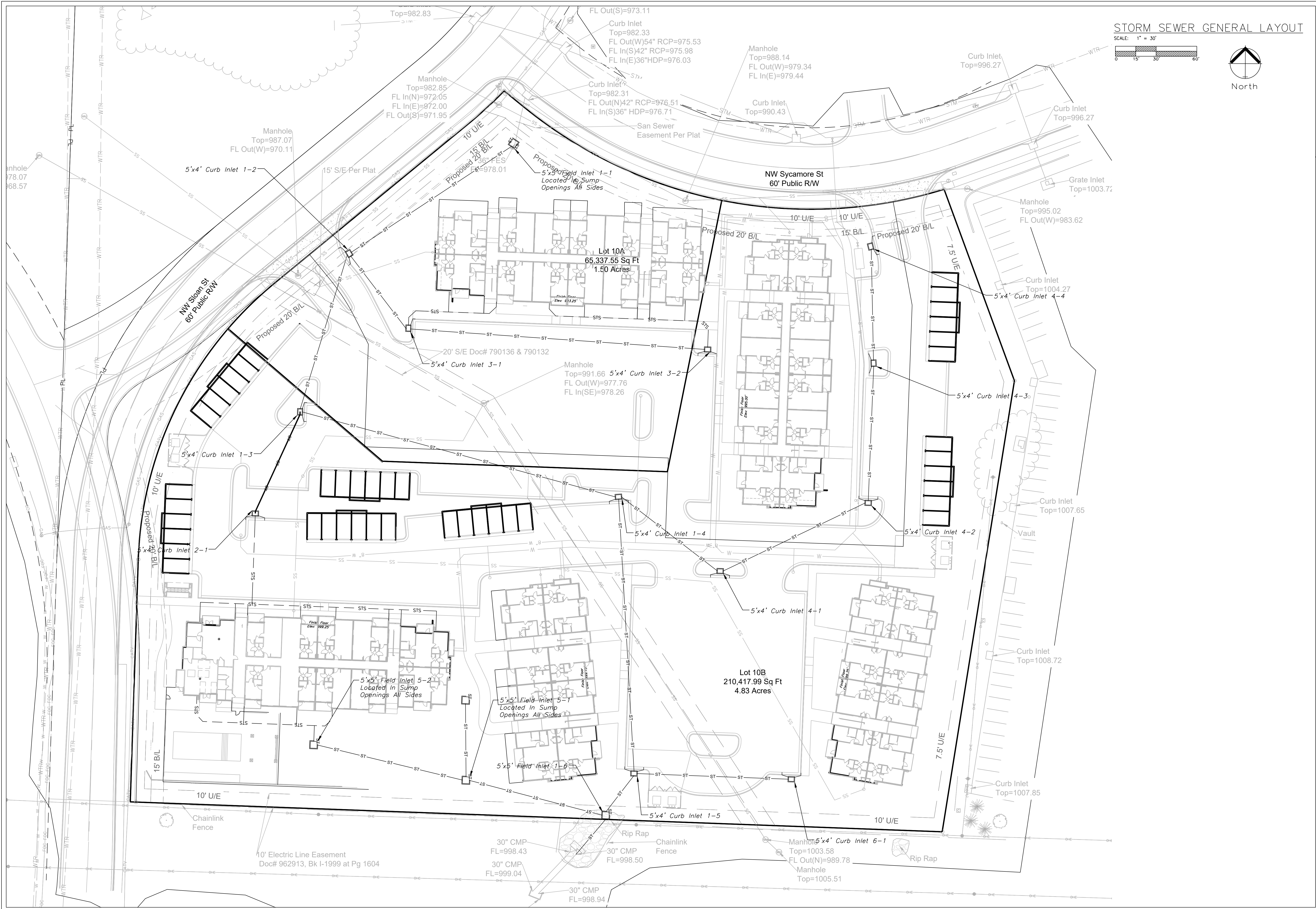
REV. 4/18/2024

REV. 4/26/2024

REV. 1/27/2025

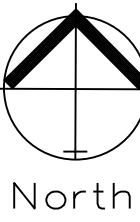
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C. 300



STORM SEWER GENERAL LAYOUT

SCALE: 1" = 30'

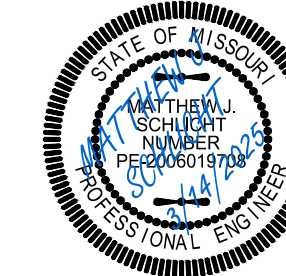


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

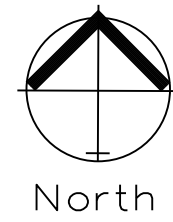
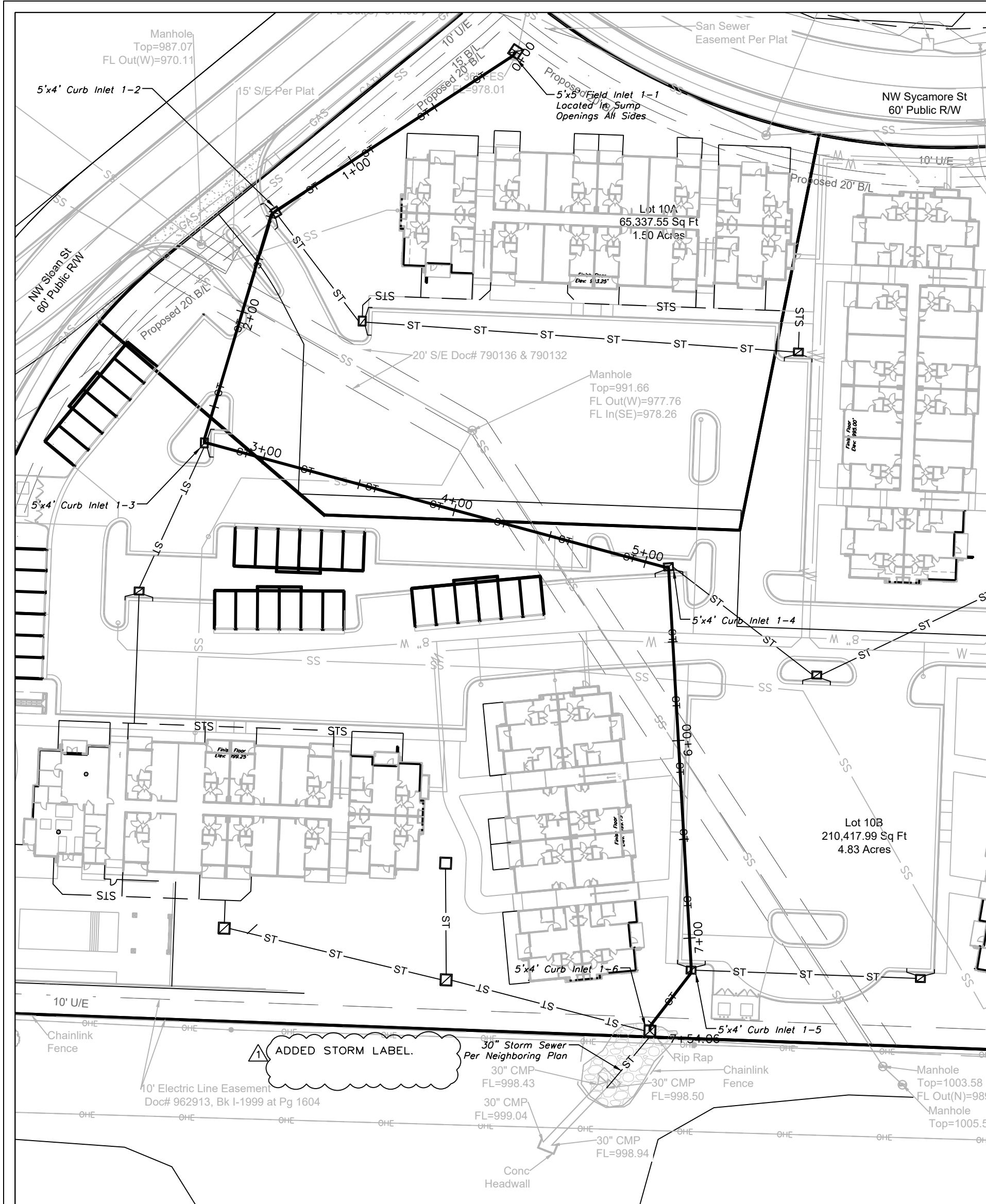
Project: L&S STATION
LSMO
Issue Date:
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Storm Sewer General Layout
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri



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NE PE E-14335

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REV. 3/14/2025	



STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

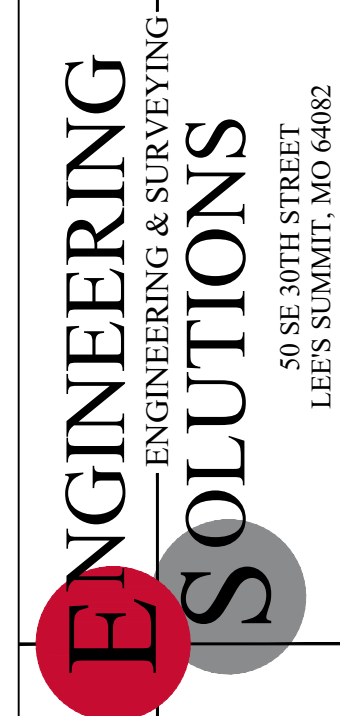
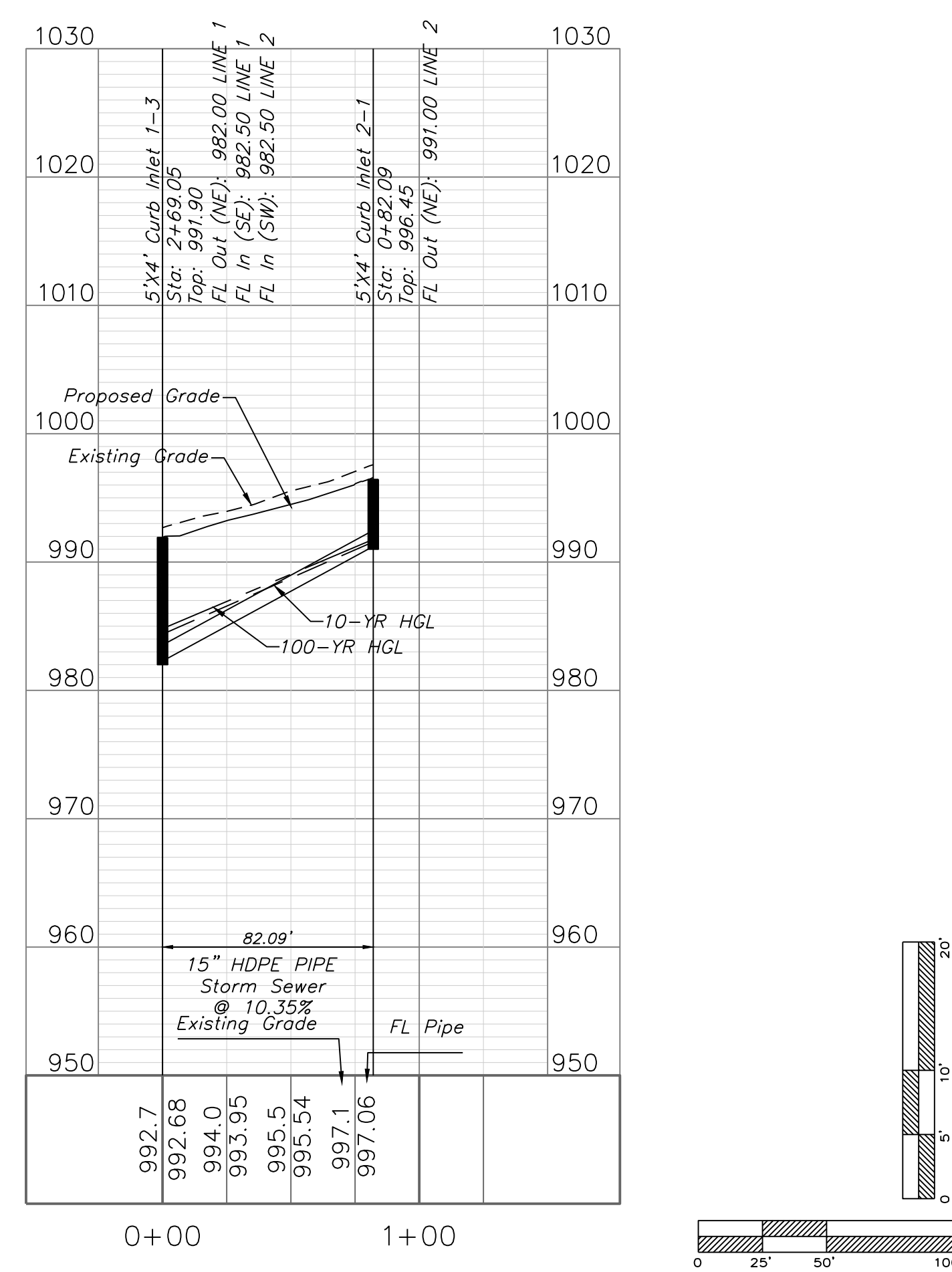
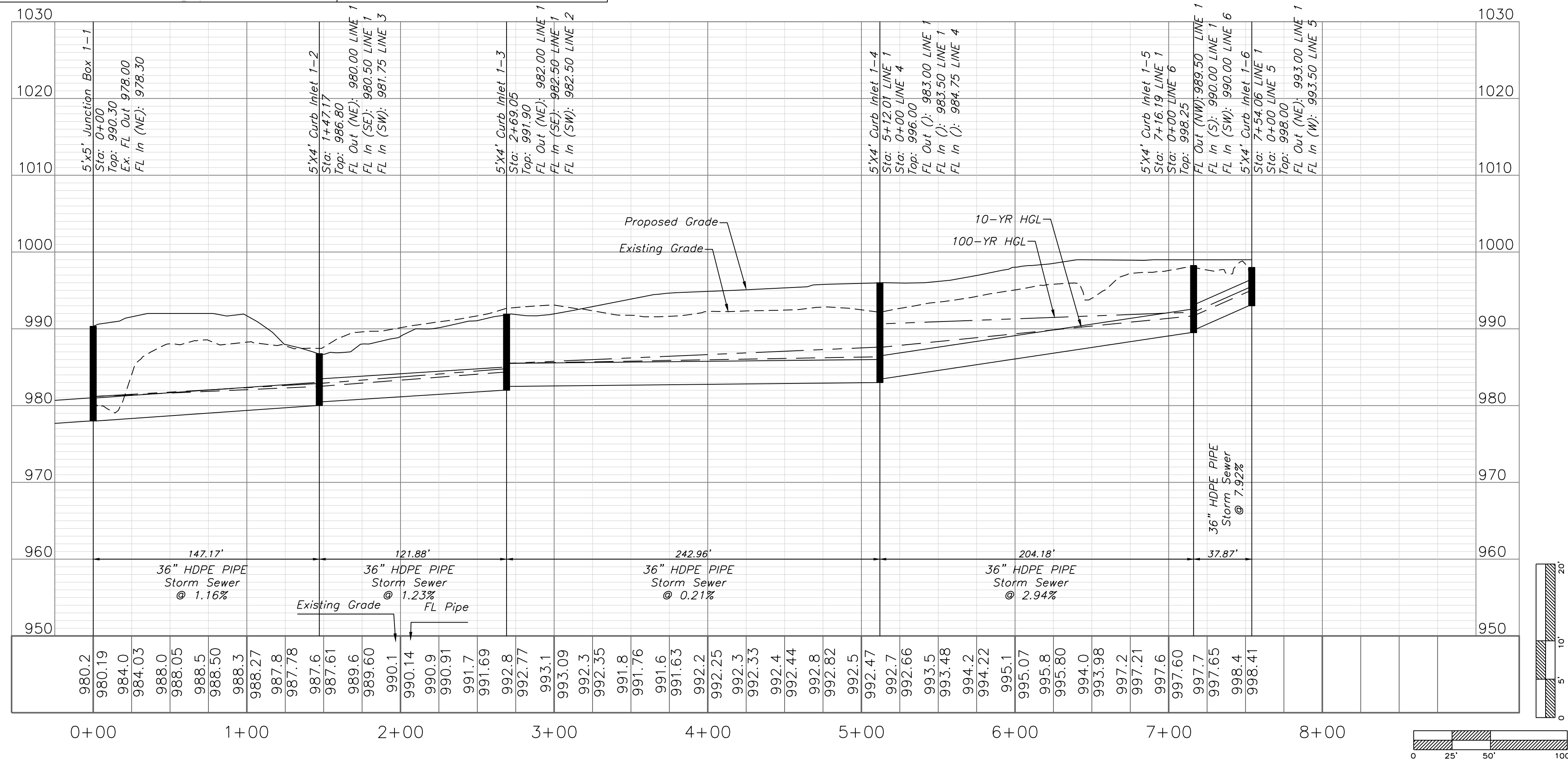


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



STORM LINE 2

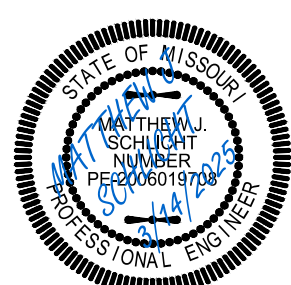


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Lee's Summit, Jackson County, Missouri

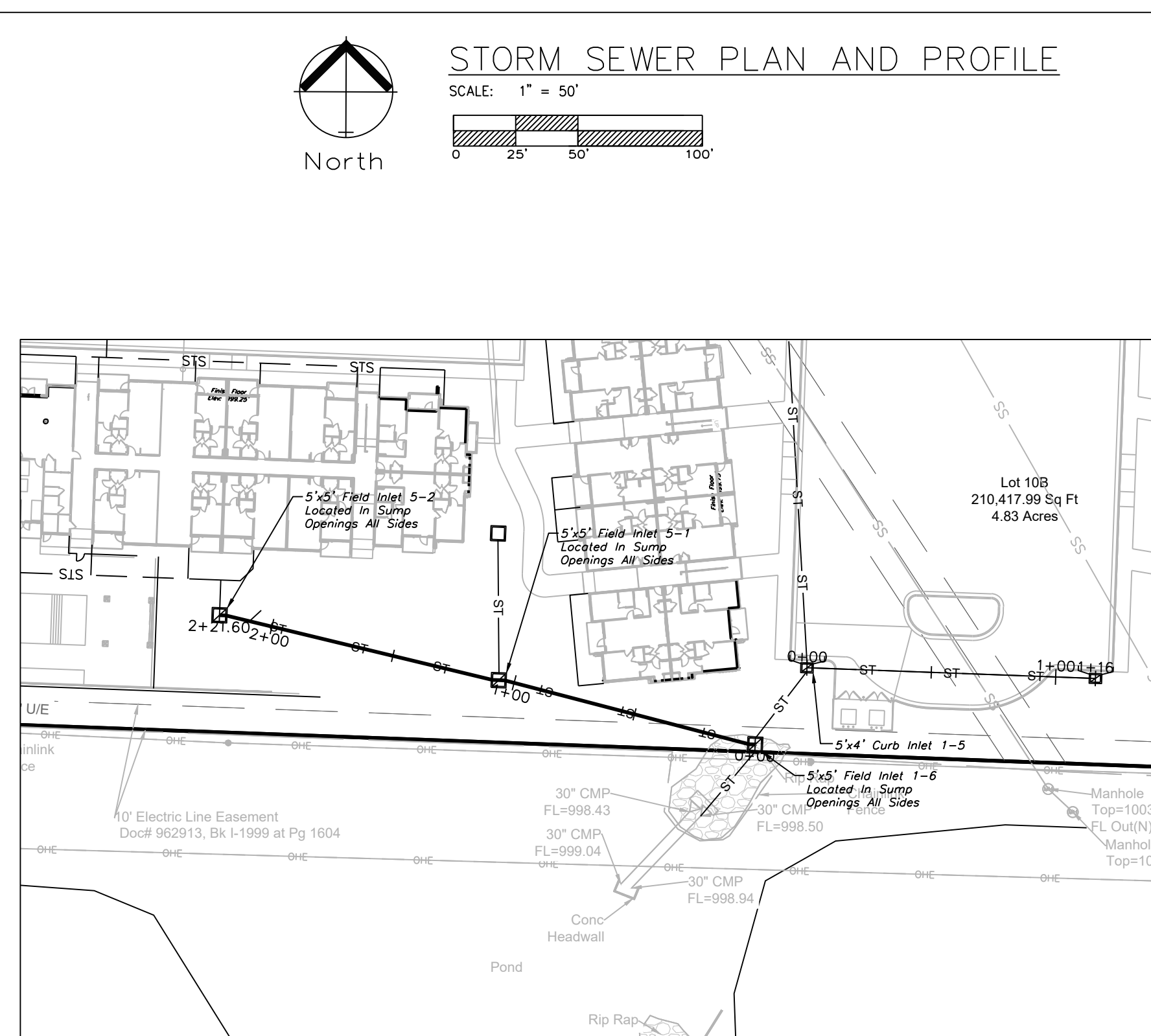
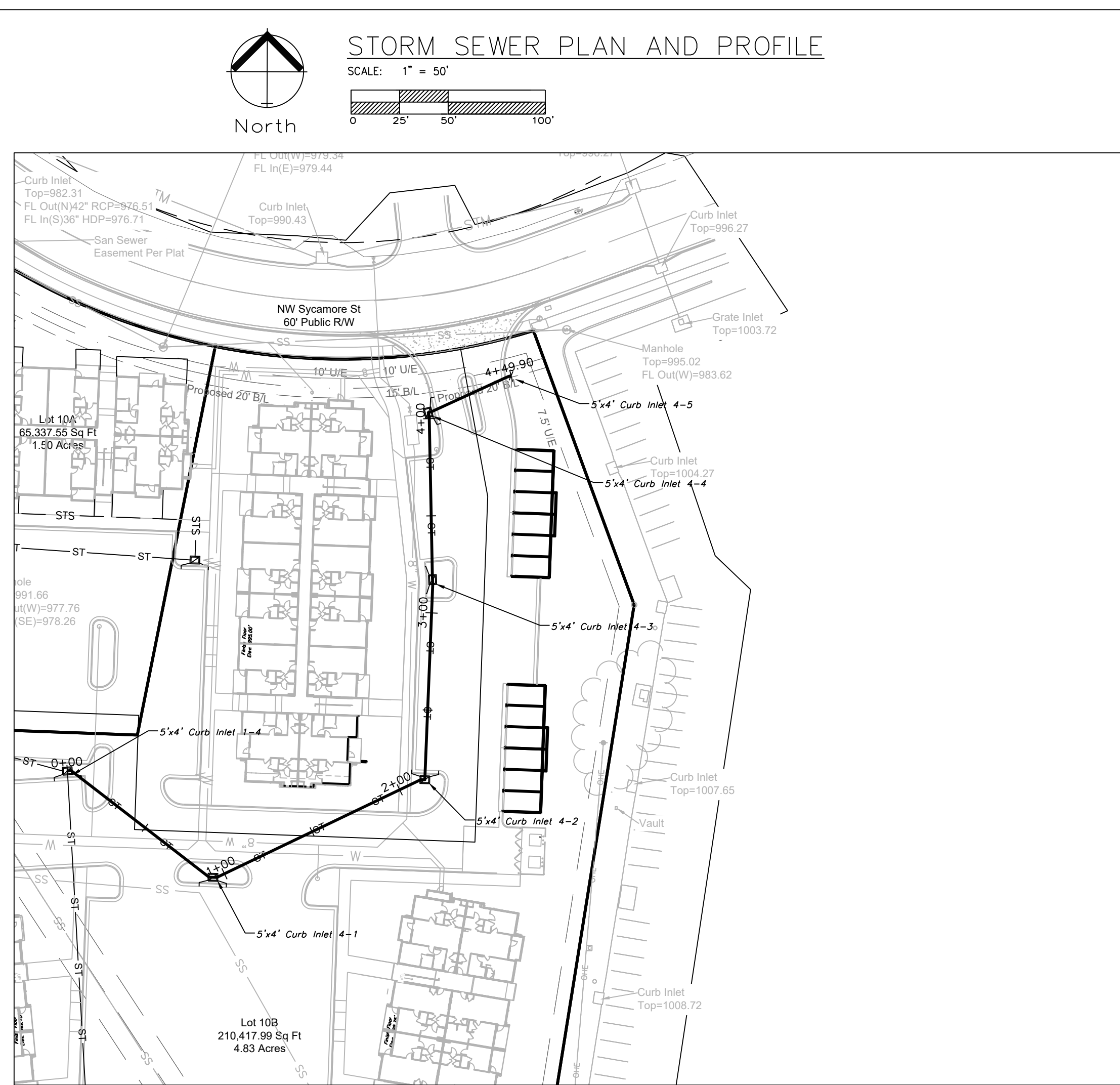
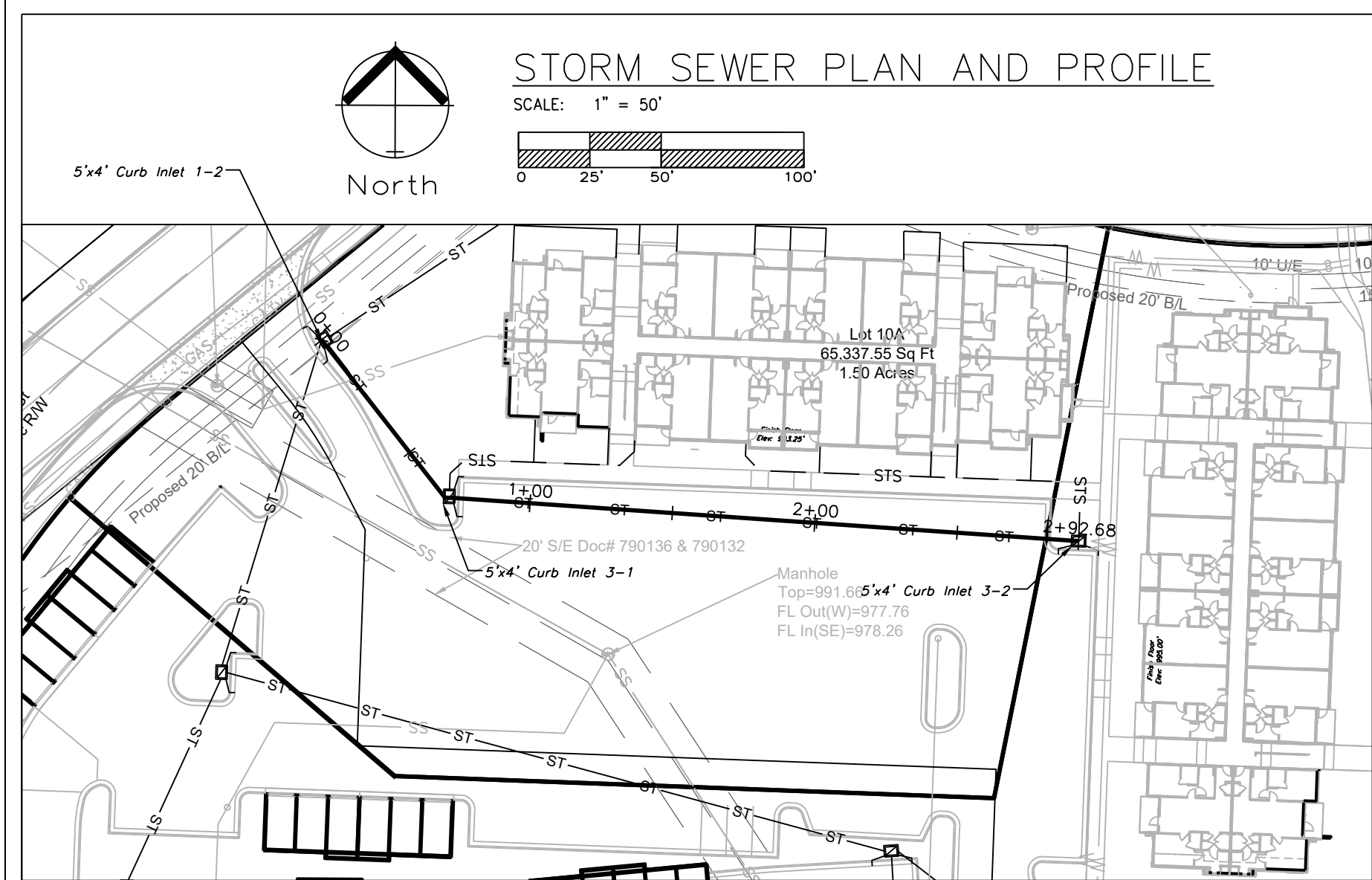
Project: LS MO
Issue Date:
August 11, 2023

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

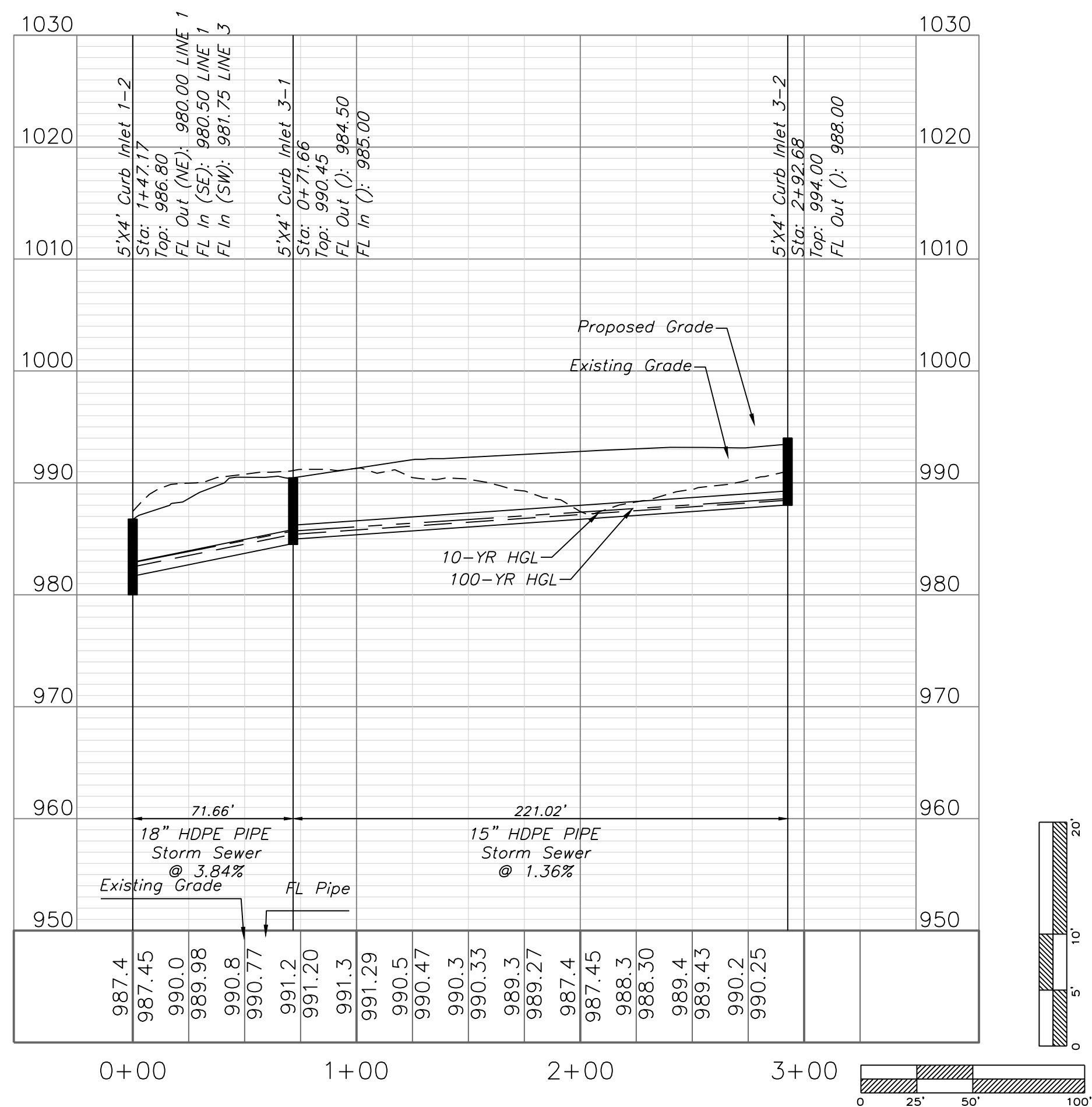


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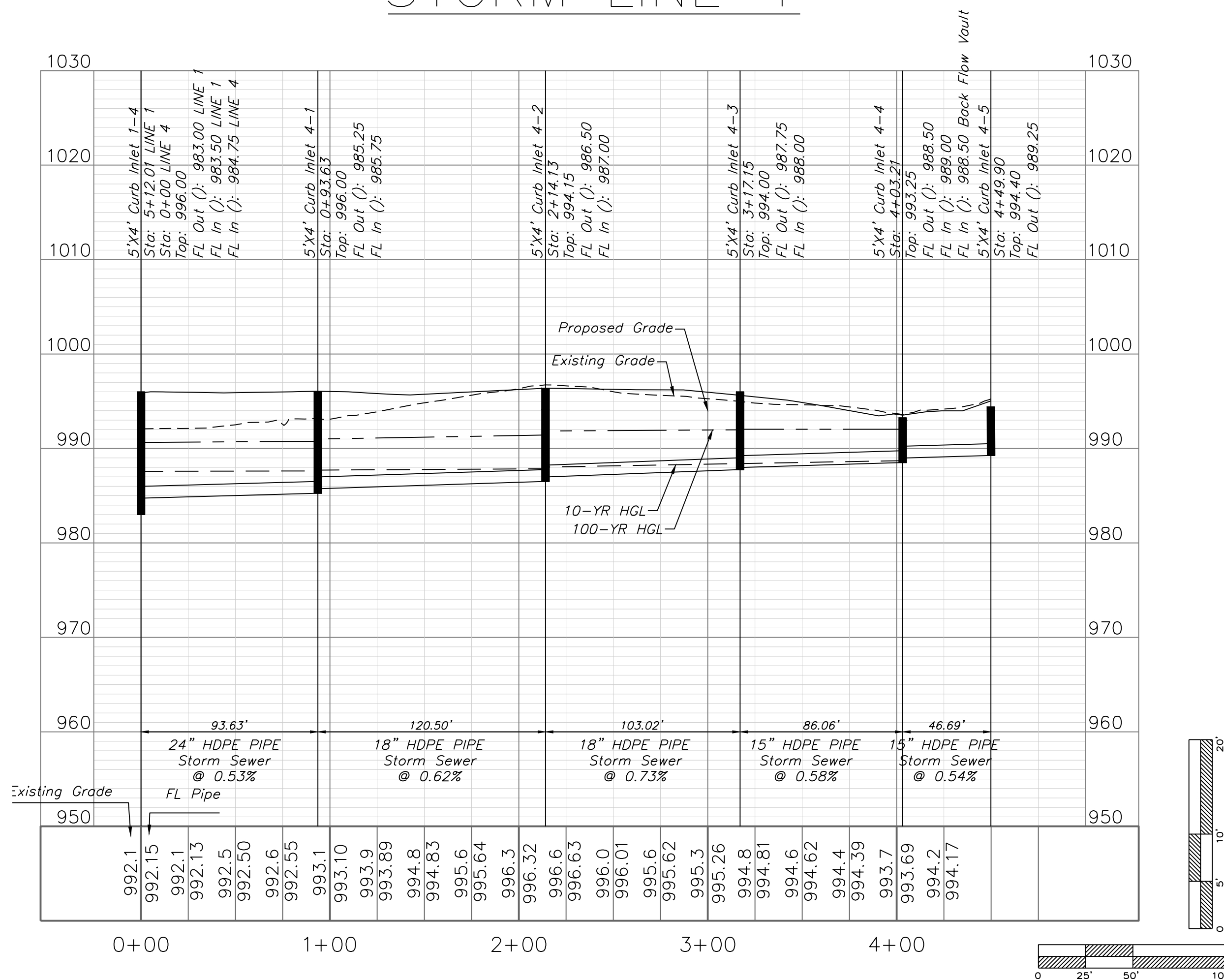
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REV. 4/18/2024
REV. 4/26/2024
REV. 1/27/2025
REV. 3/14/2025



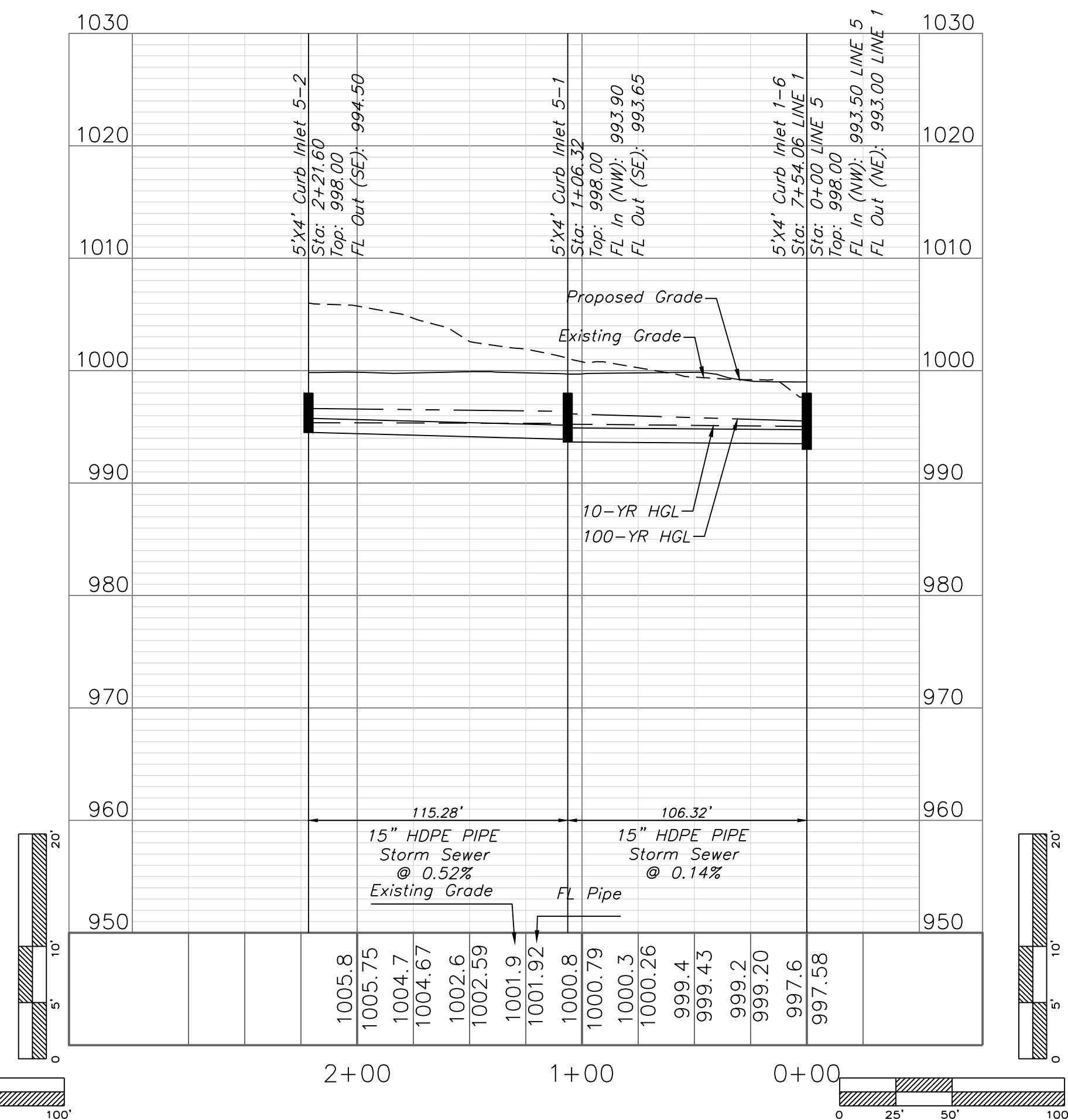
STORM LINE 3



STORM LINE 4



STORM LINE 5



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

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

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

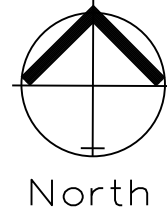
Project: LSWO
Issue Date: August 11, 2023

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

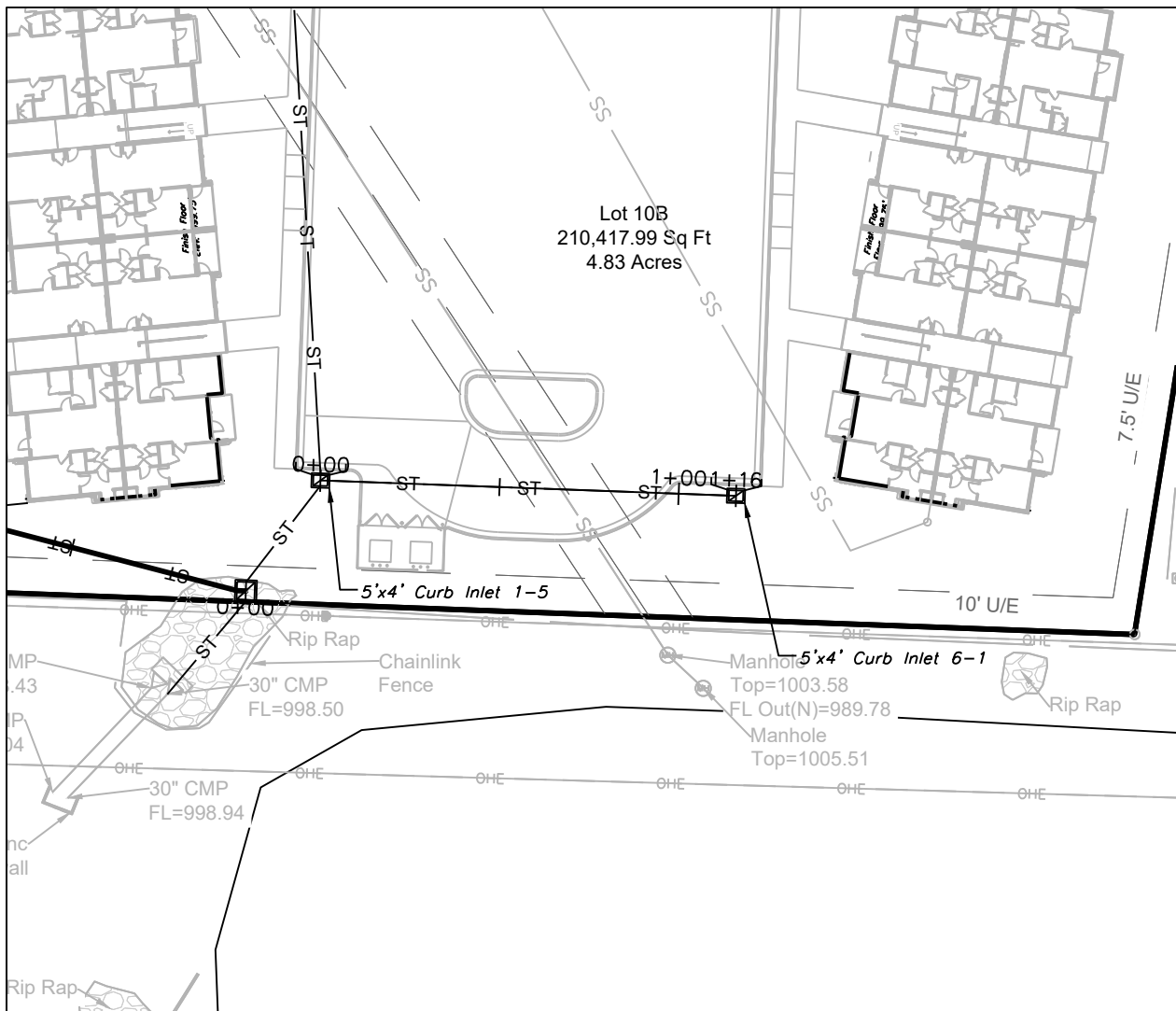
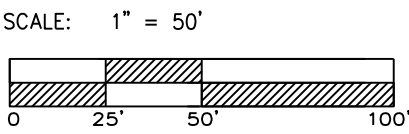
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
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REV. 4/18/2024
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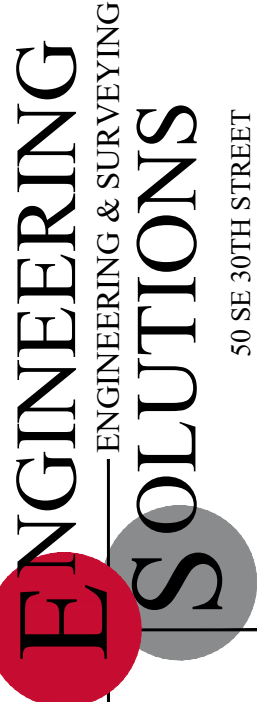
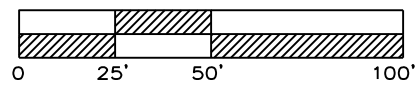
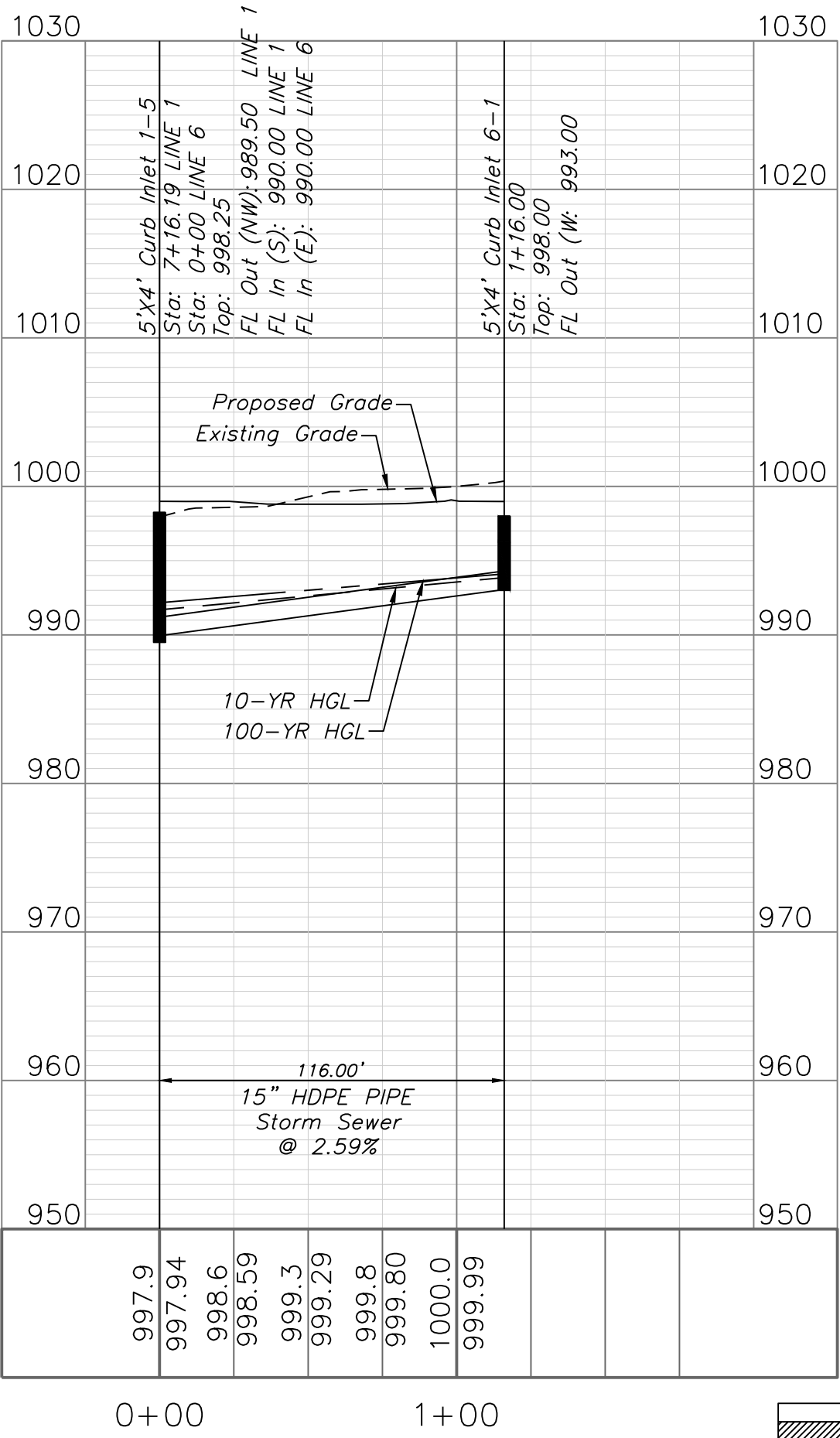
C. 303



STORM SEWER PLAN AND PROFILE



STORM LINE 6

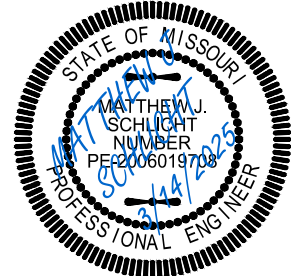


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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

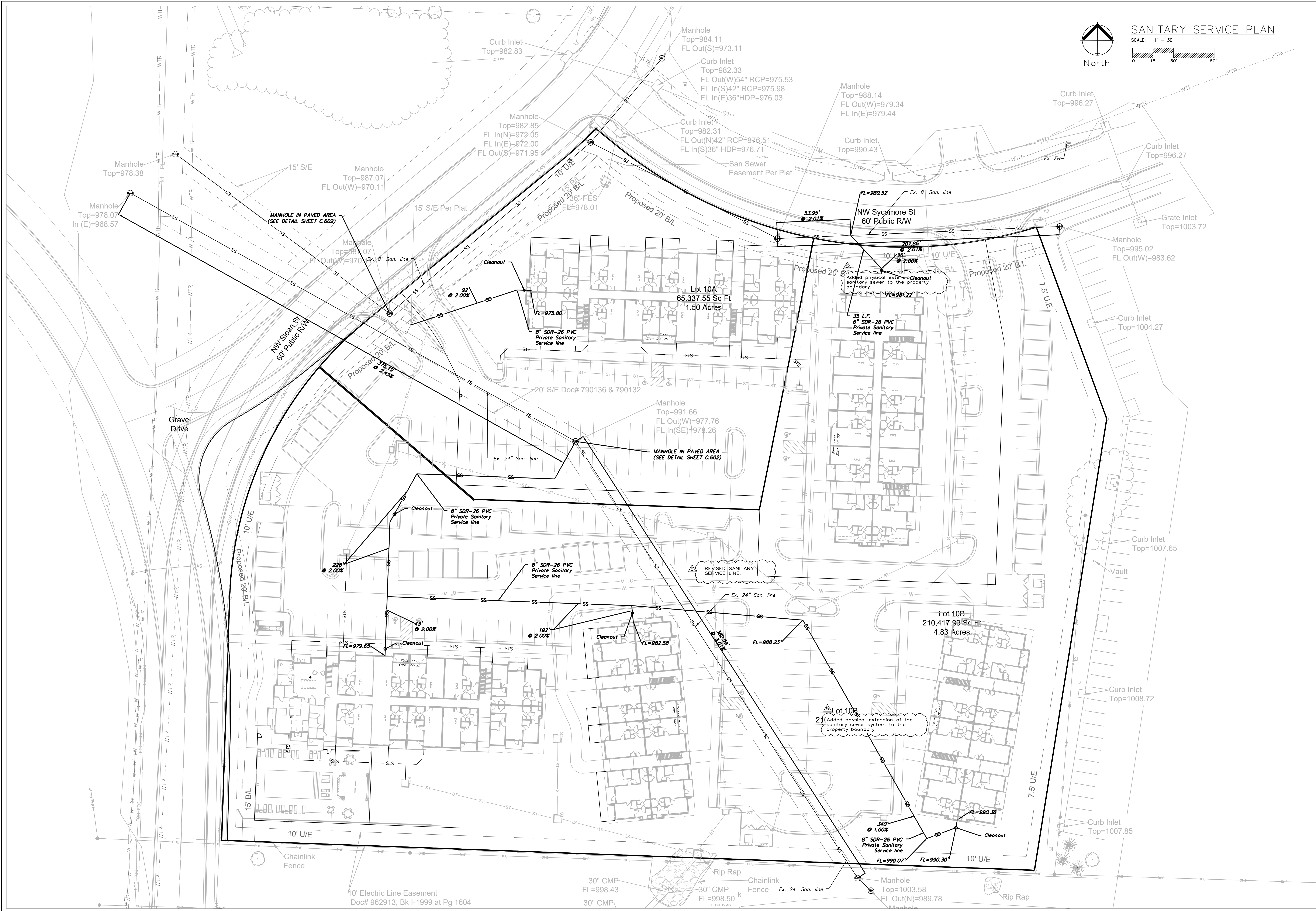
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Construction Plans for:
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Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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

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

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

REVISIONS
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REV. 4/26/2024
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C. 400

Douglas Station Commercial Park

PRIVATE WATER LINE PLANS

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

GENERAL NOTES:

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

UTILITY COMPANIES:

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

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

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

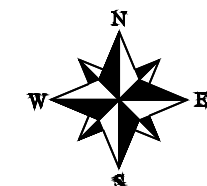
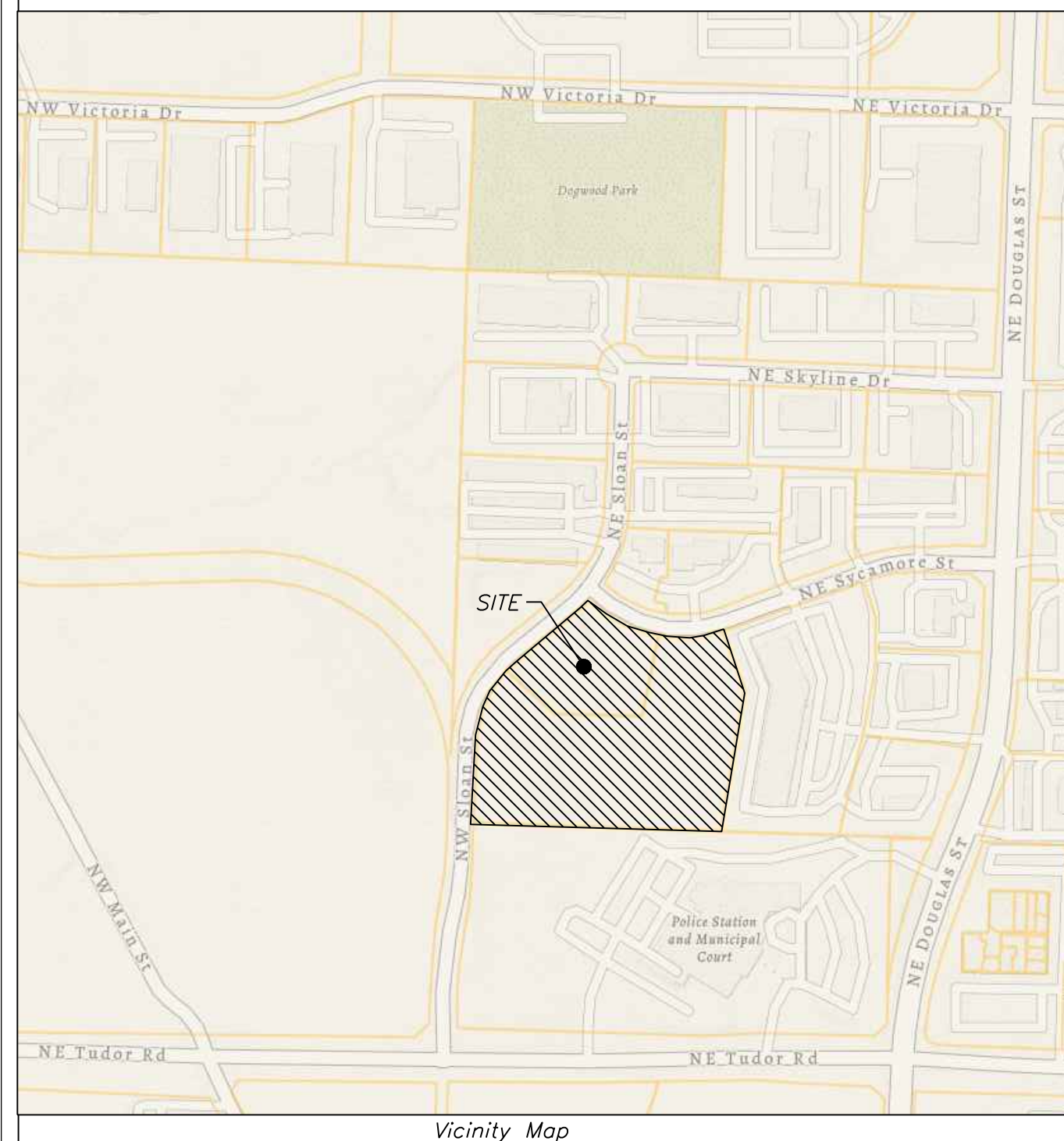
PROPERTY DESCRIPTION (Old Republic National Title Insurance Company, Policy No. 23063197)
(March 28, 2023, at 8:00 AM)

Description taken verbatim from Commitment

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

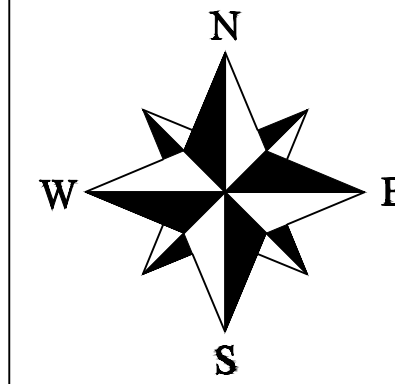
OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

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



SITE LOCATION MAP

SCALE" 1"=100'



INDEX OF SHEETS:

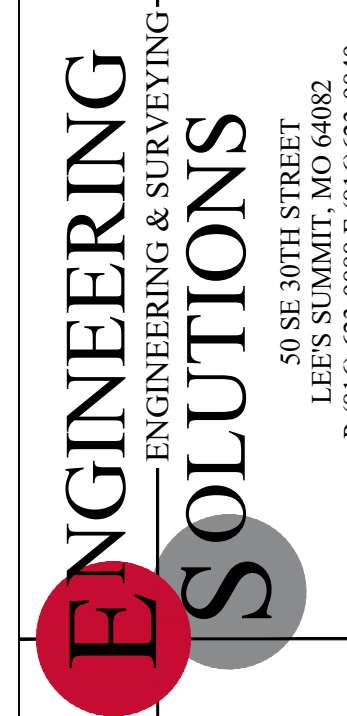
C.500 ~ COVER SHEET
C.501 ~ WATER LINE PLAN
C.502 ~ WATER LINE PLAN AND PROFILE
C.505 ~ STANDARD DETAILS

LEGEND:

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

ENGINEER'S CERTIFICATION:

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

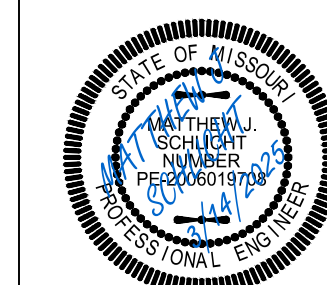


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

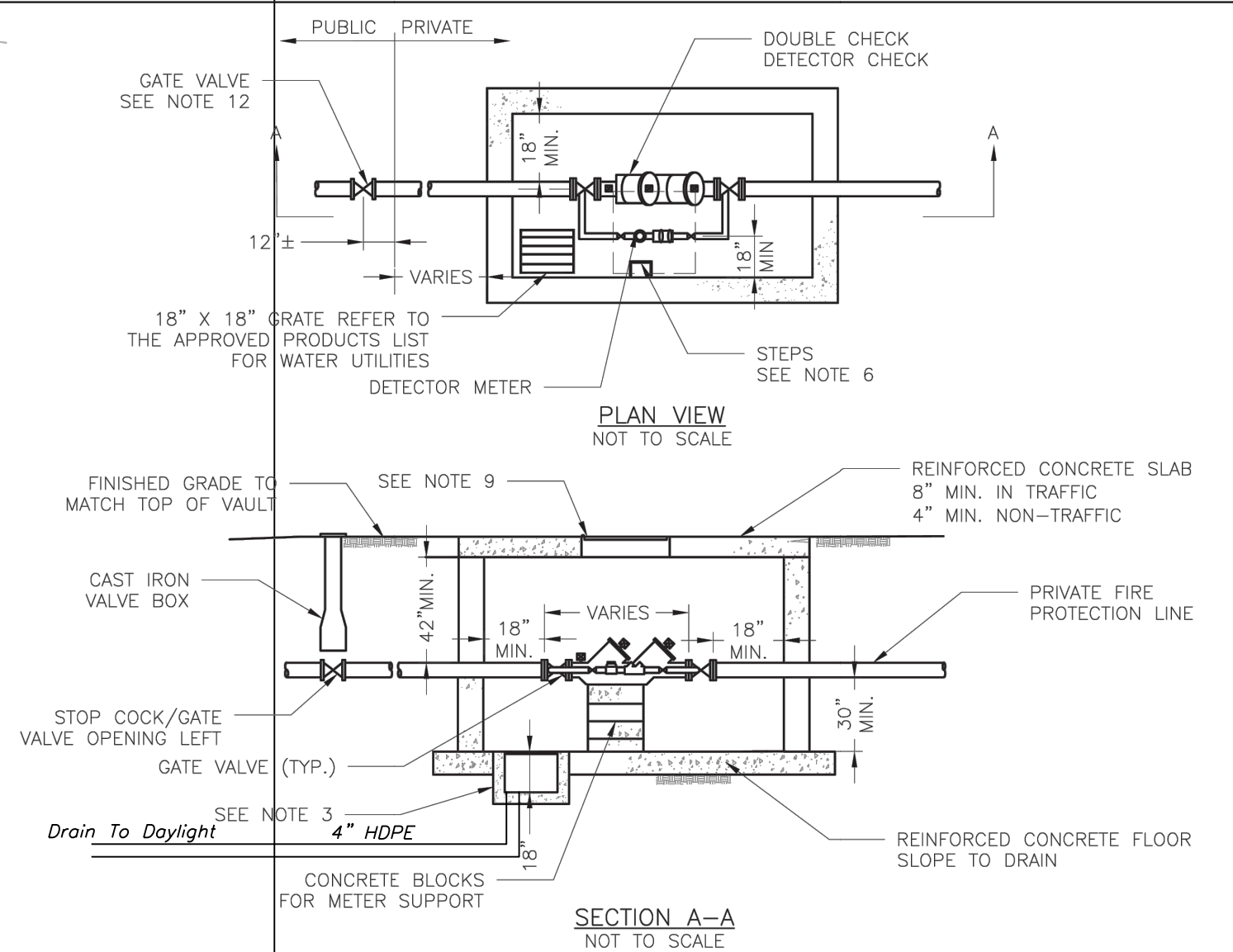
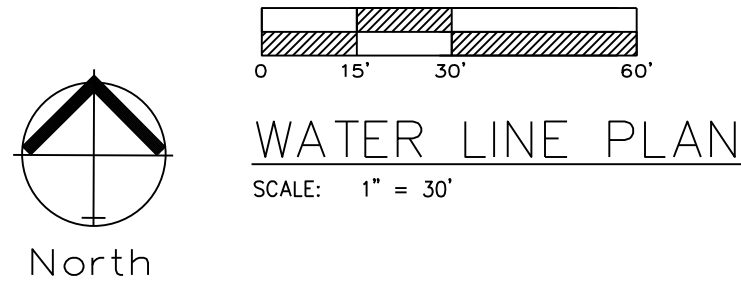
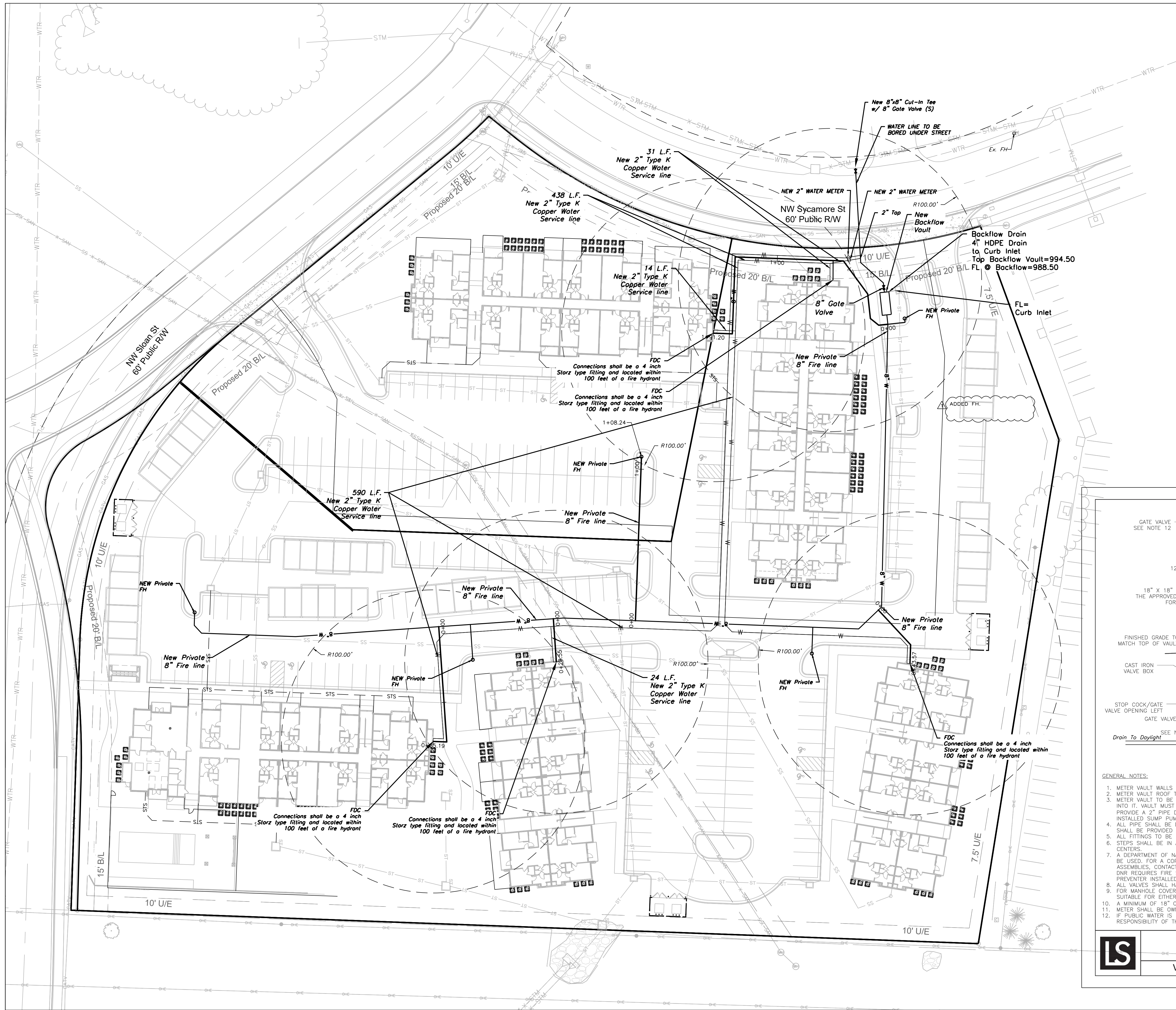
Project: DOUGLAS STATION
LSMO
Issue Date:
August 11, 2023

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



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

REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024
REV. 1/27/2025
REV. 3/14/2025



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

LS

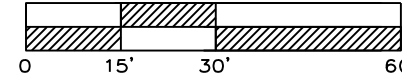
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

WAT-12

Lee's Summit
Engineering & Surveying
Solutions
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

DATE: 02/2018
DRAWN BY: JH
CHECKED BY: DL

WAT-12

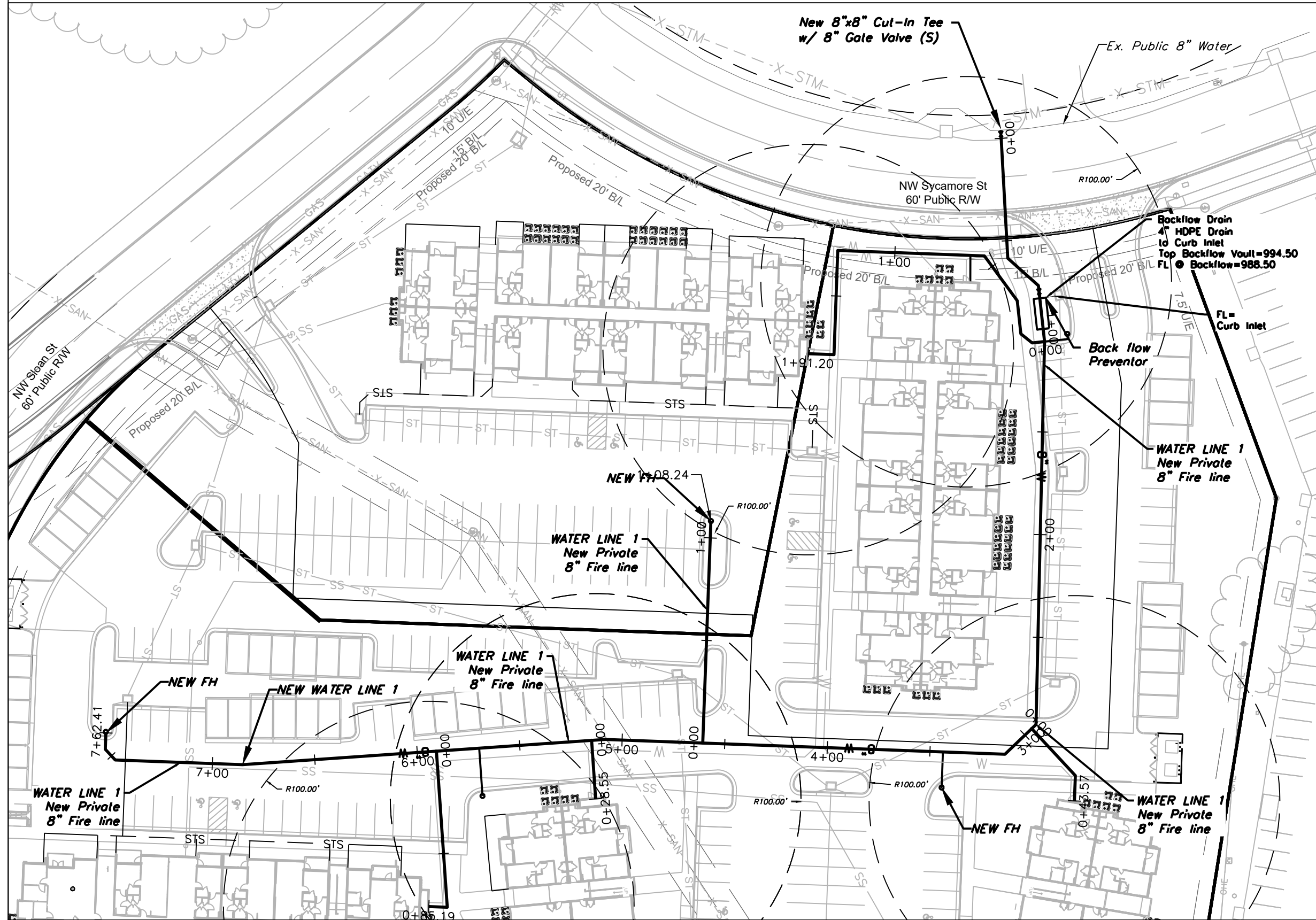


WATER LINE PLAN AND PROFILE

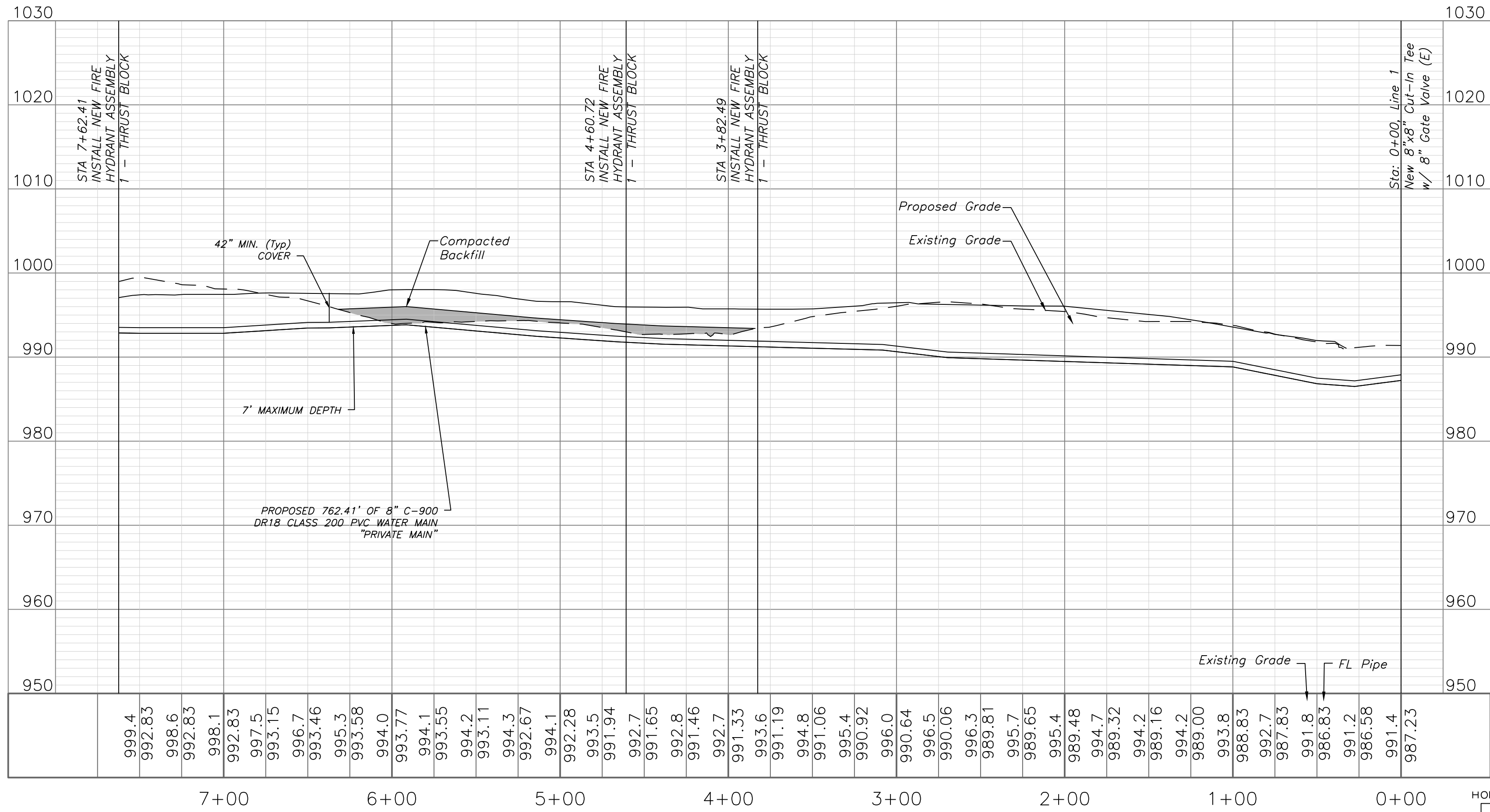
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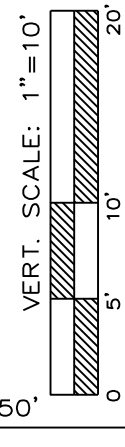
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



WATER LINE 1



HORIZ. SCALE: 1"=50'

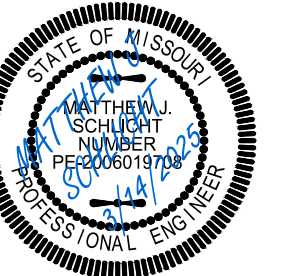


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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Project: AS STATION
LSMO
Issue Date:
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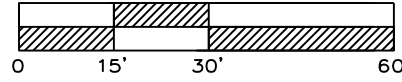
WATER LINE PLAN AND PROFILE
Construction Plans for:
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Matthew J. Schlicht
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OK PE 25226
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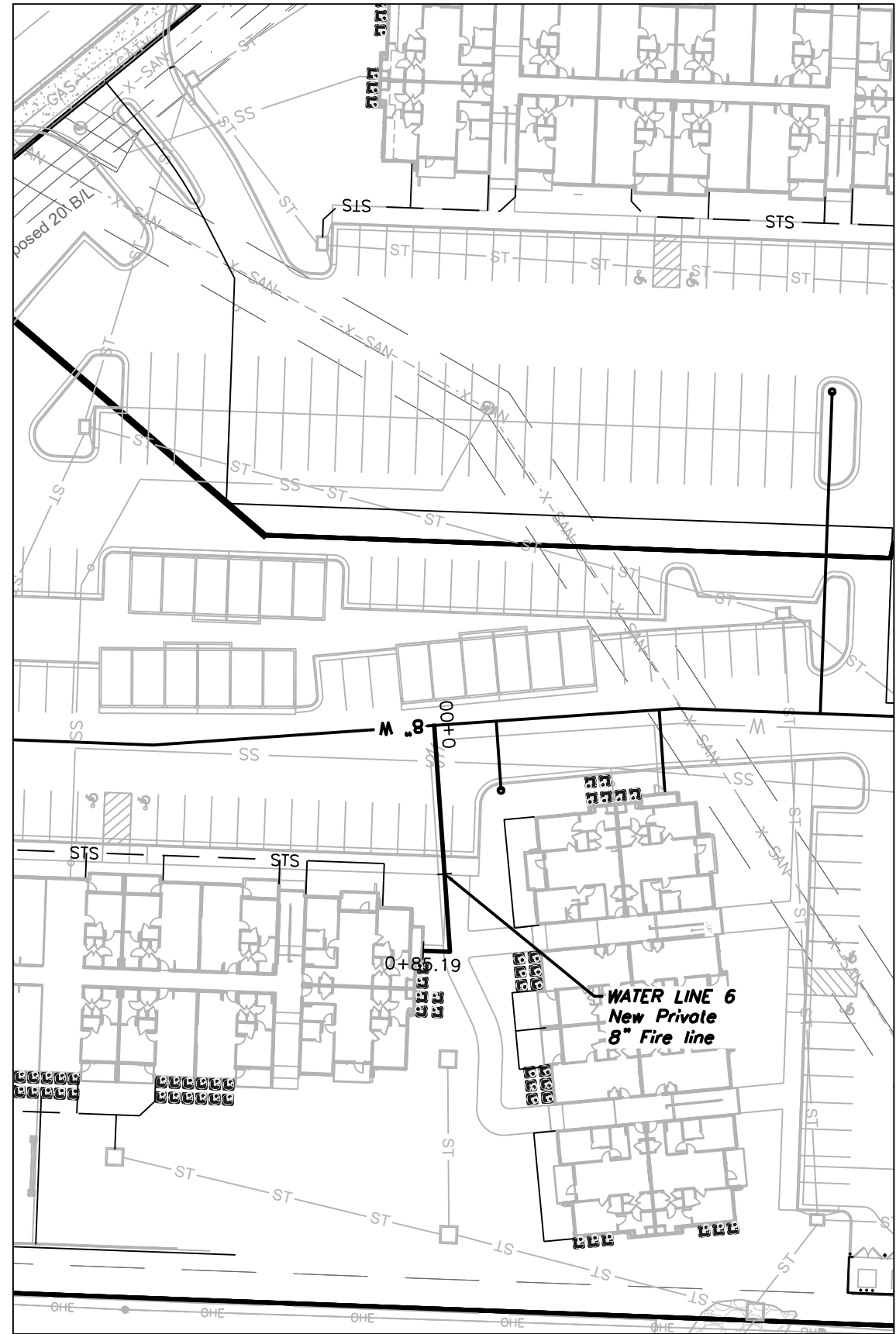
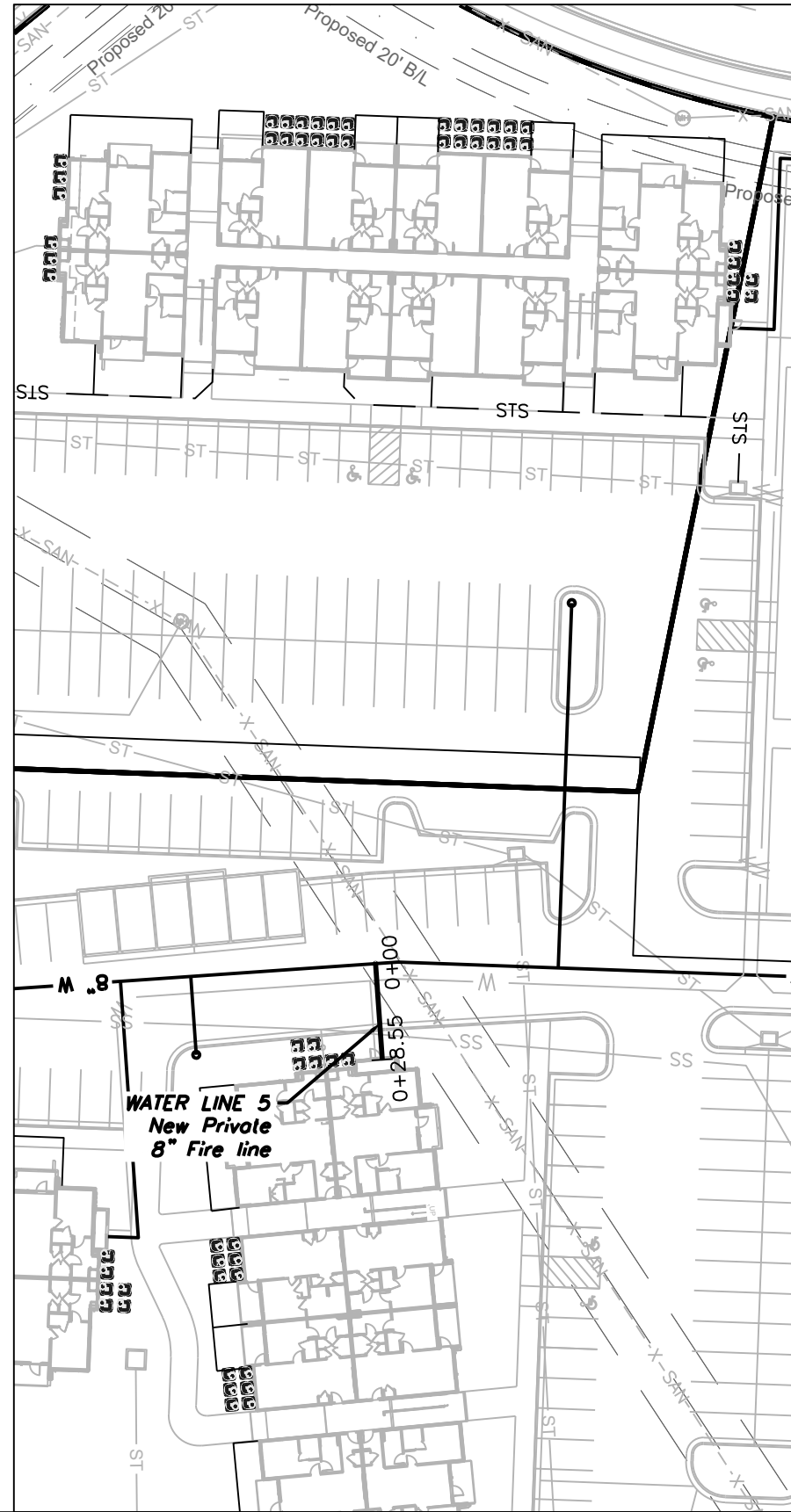
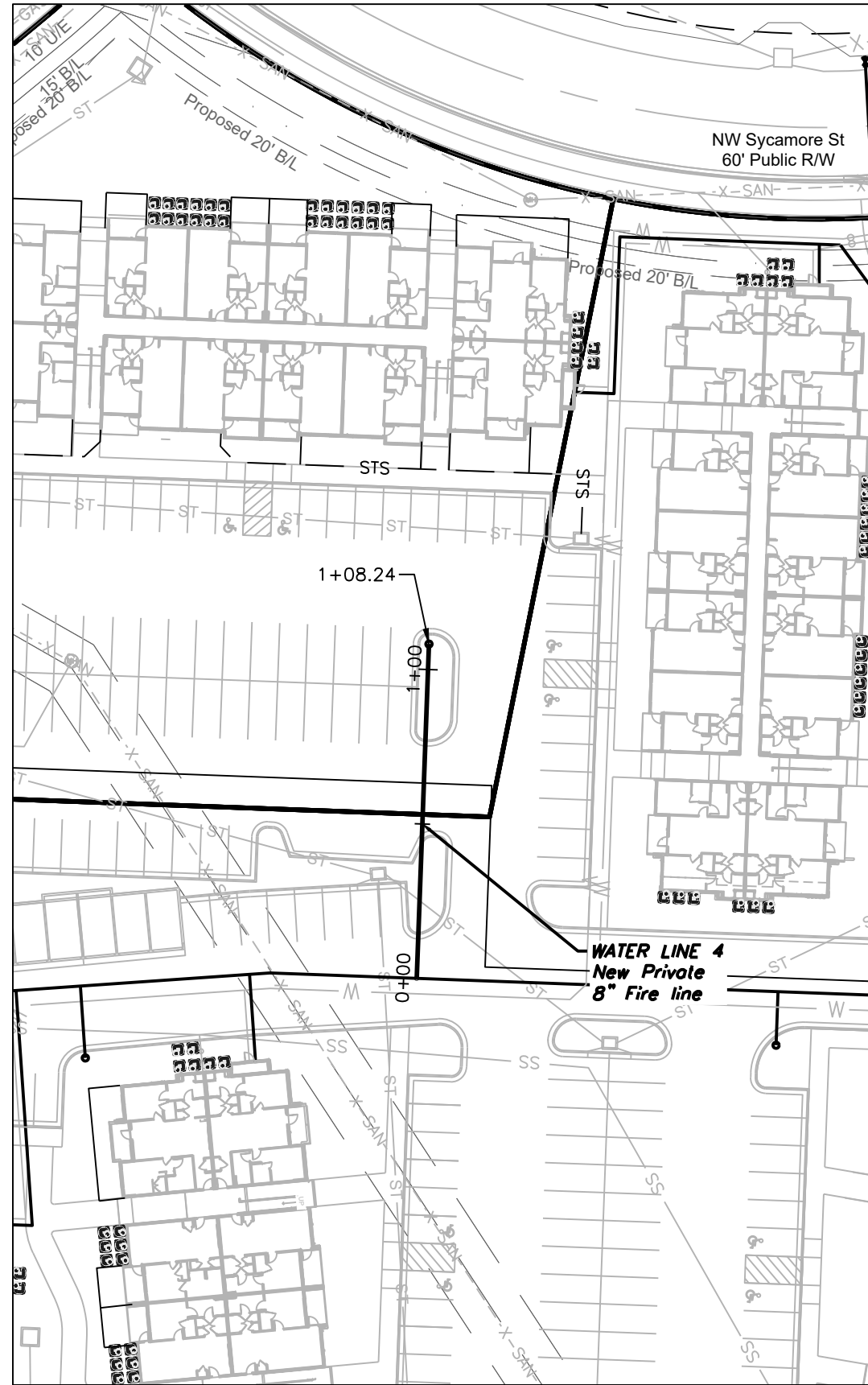
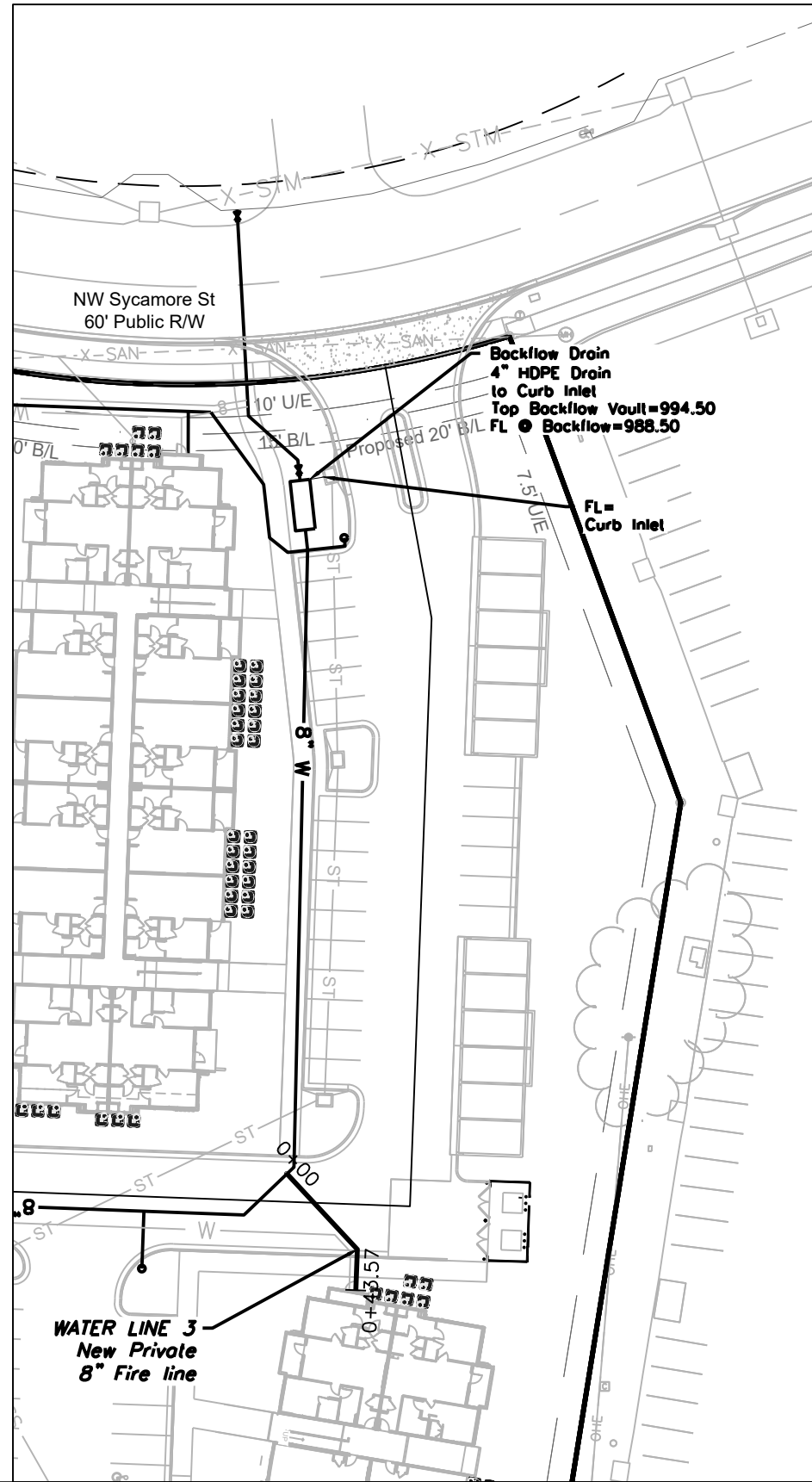
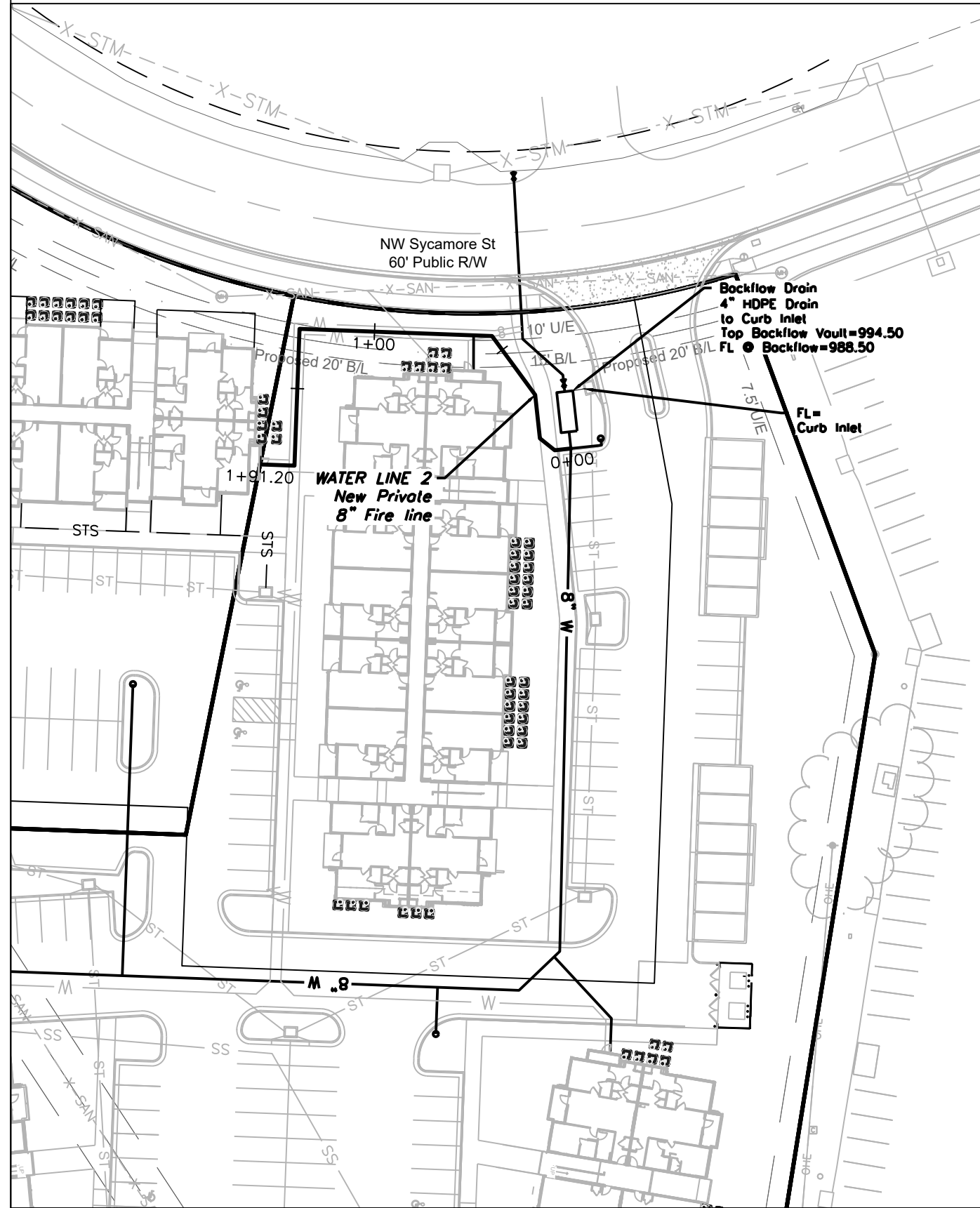


WATER LINE PLAN AND PROFILE

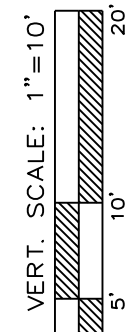
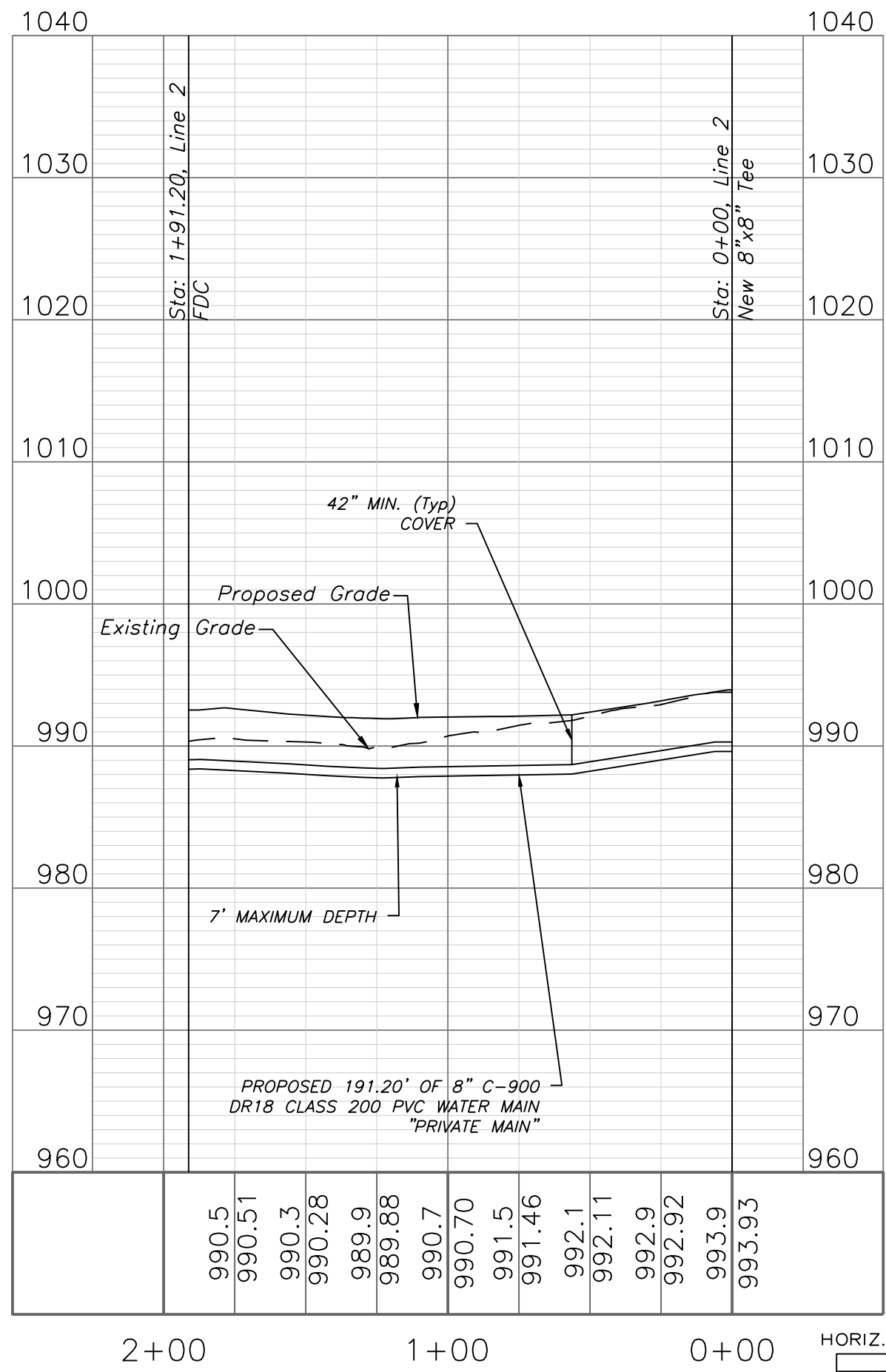
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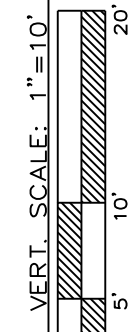
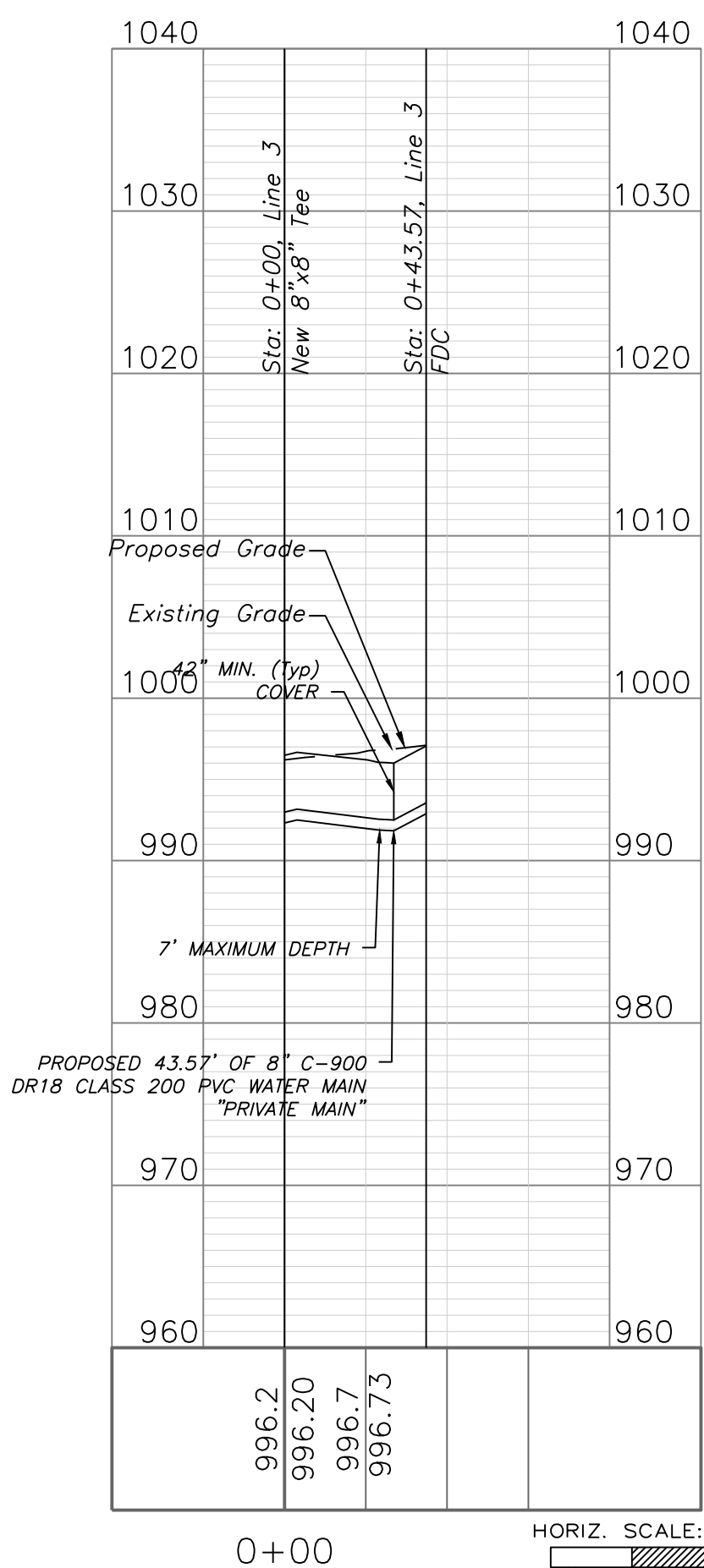
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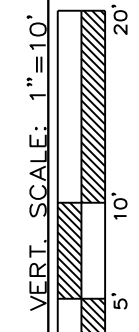
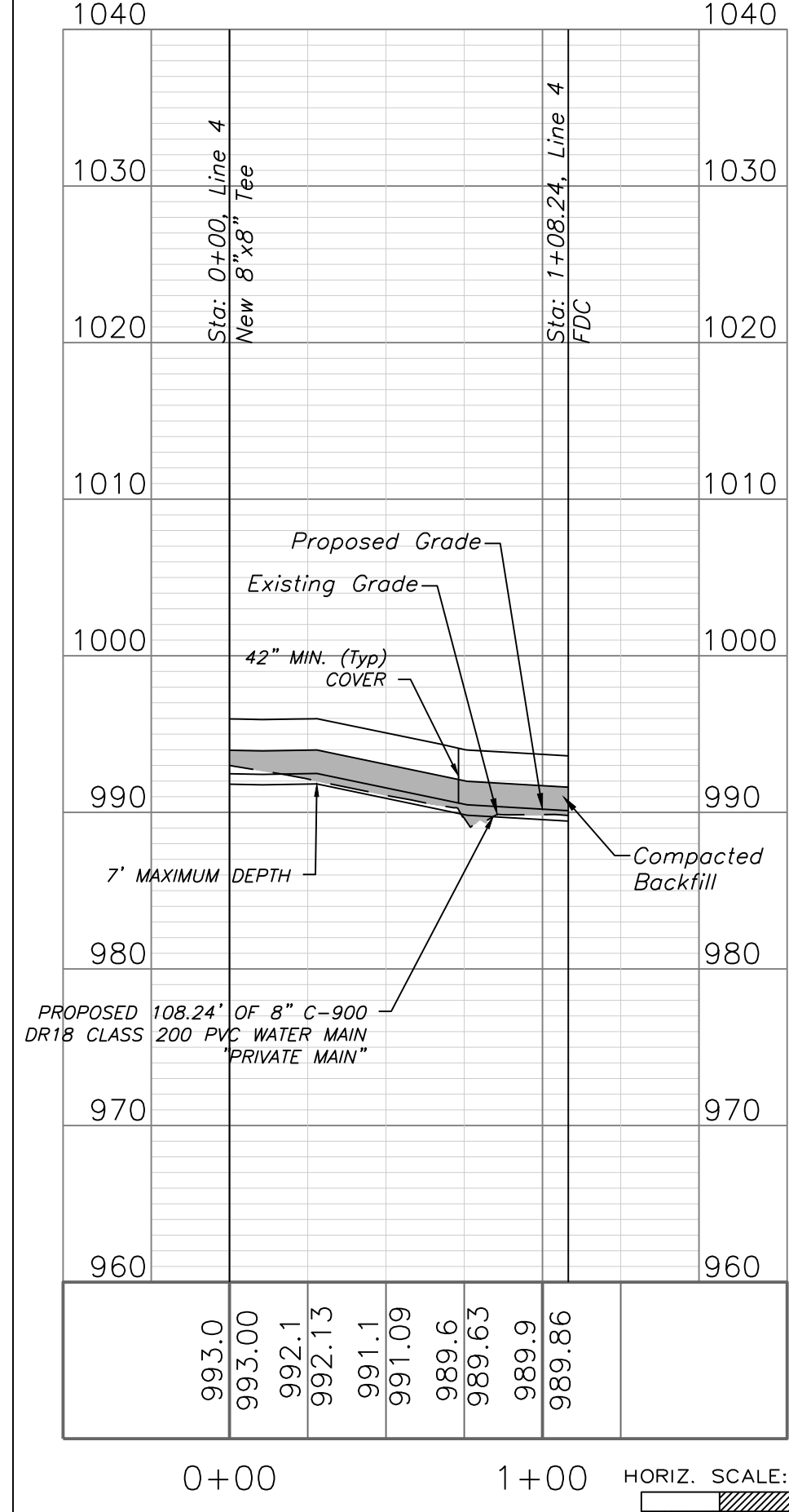
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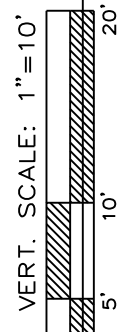
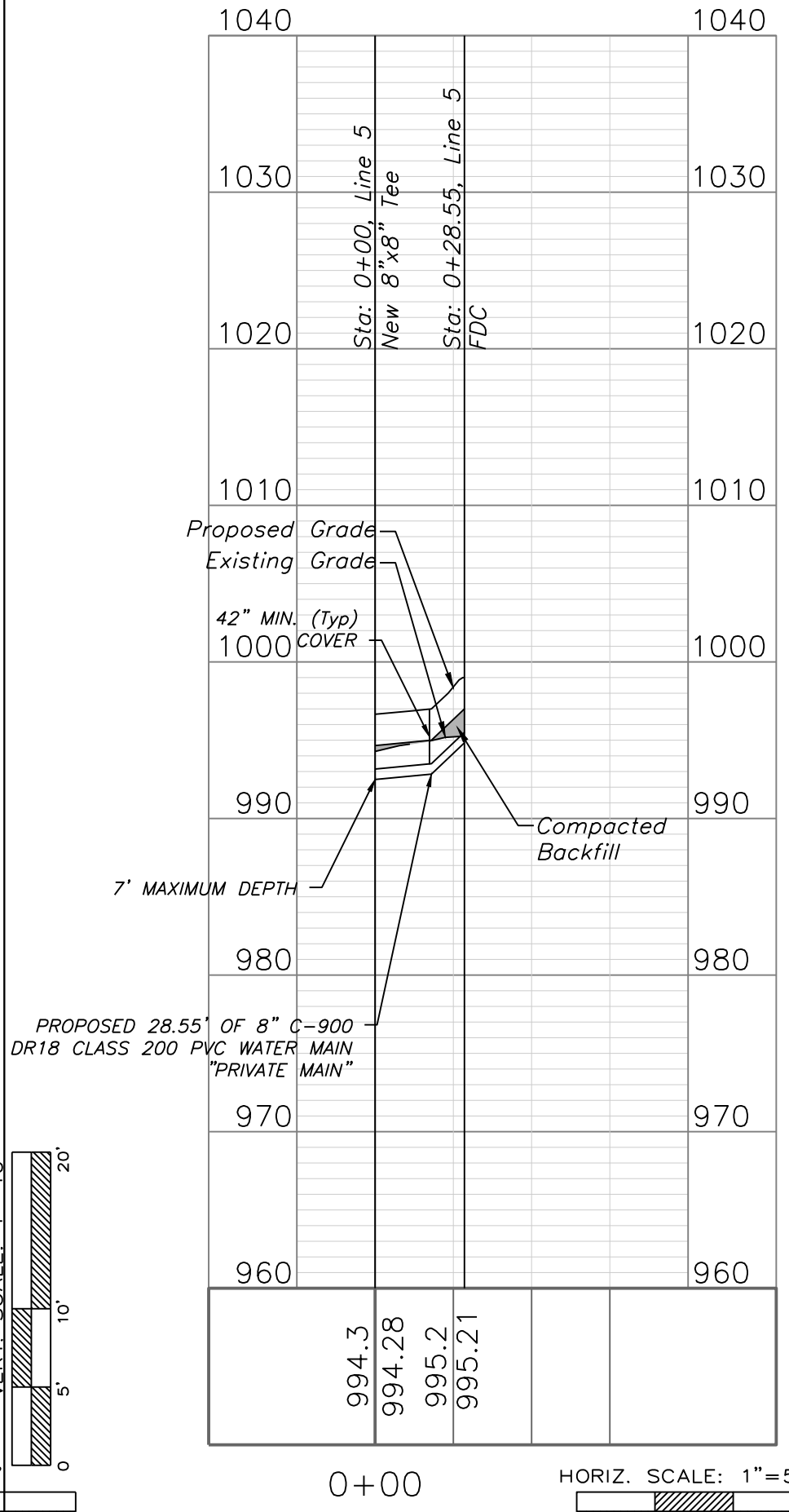
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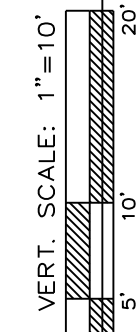
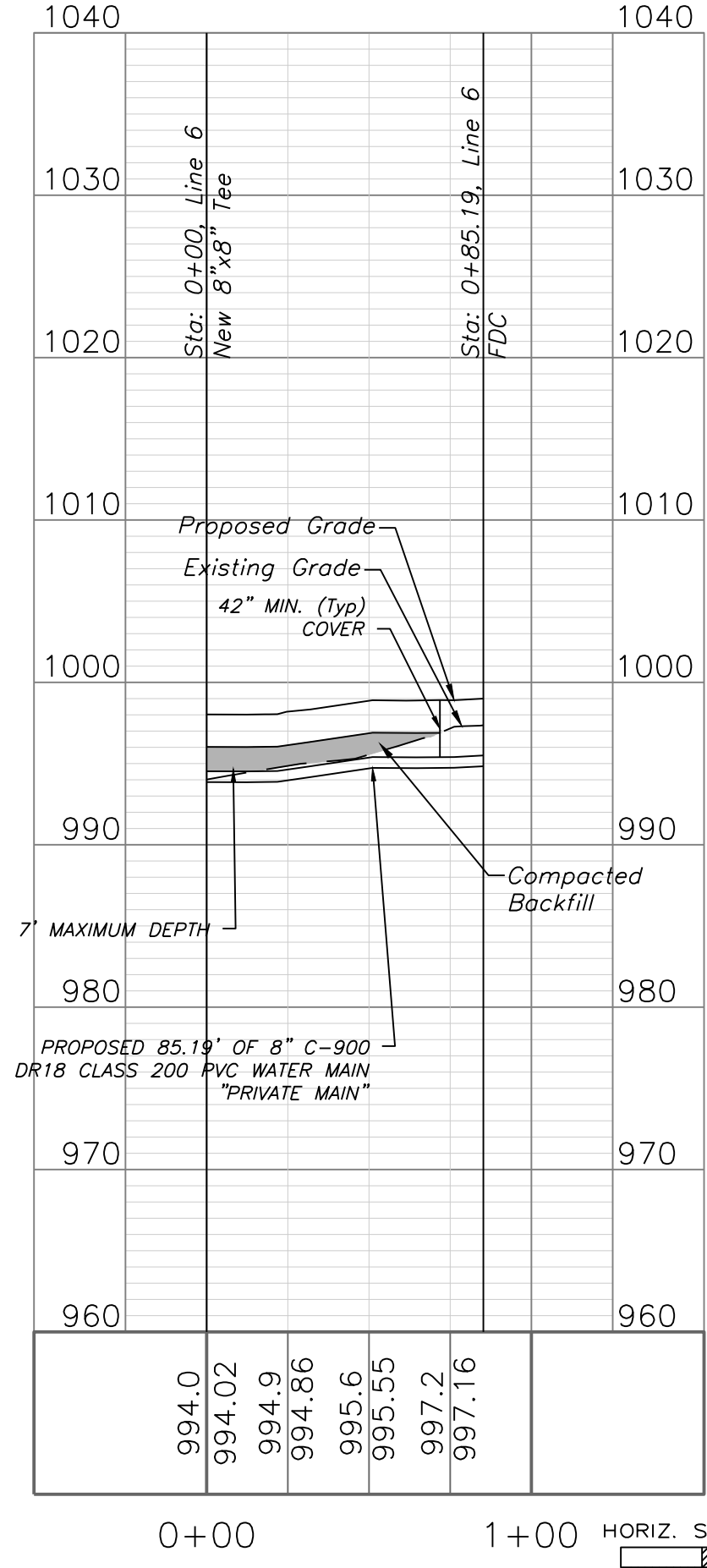
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WATER LINE 5

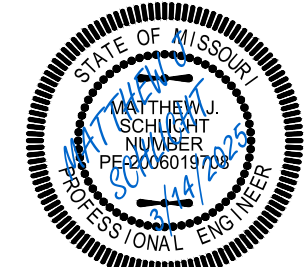


WATER LINE 6



WATER LINE PLAN AND PROFILE Construction Plans for:

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



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

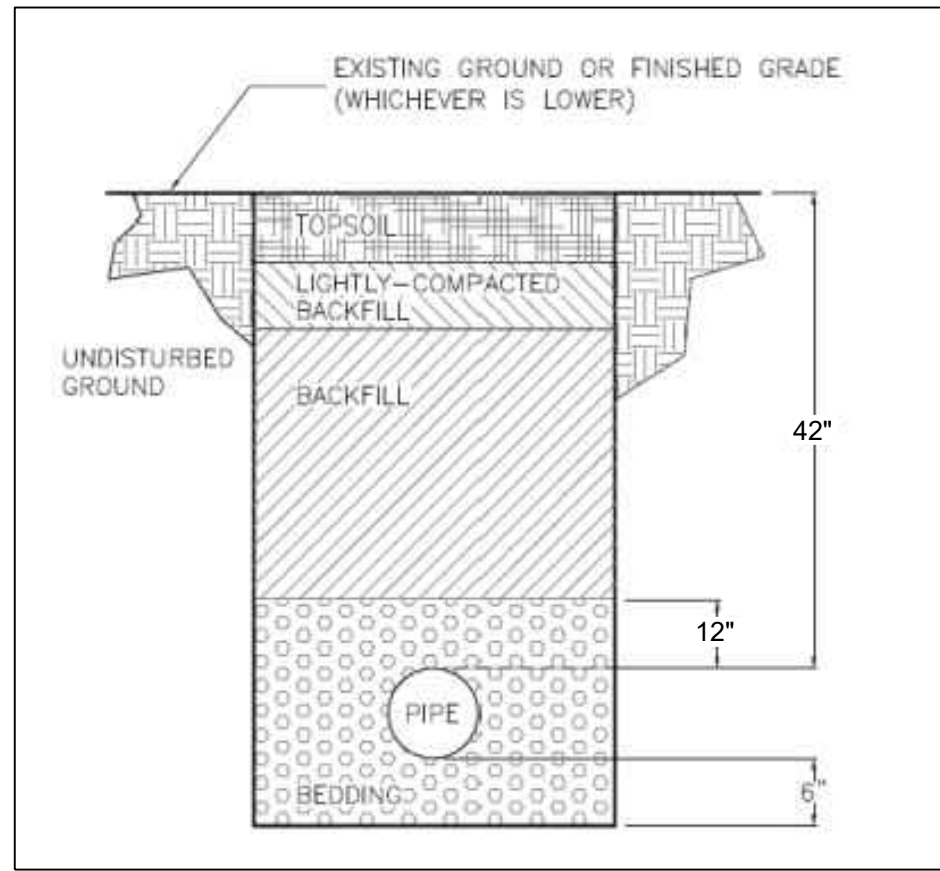
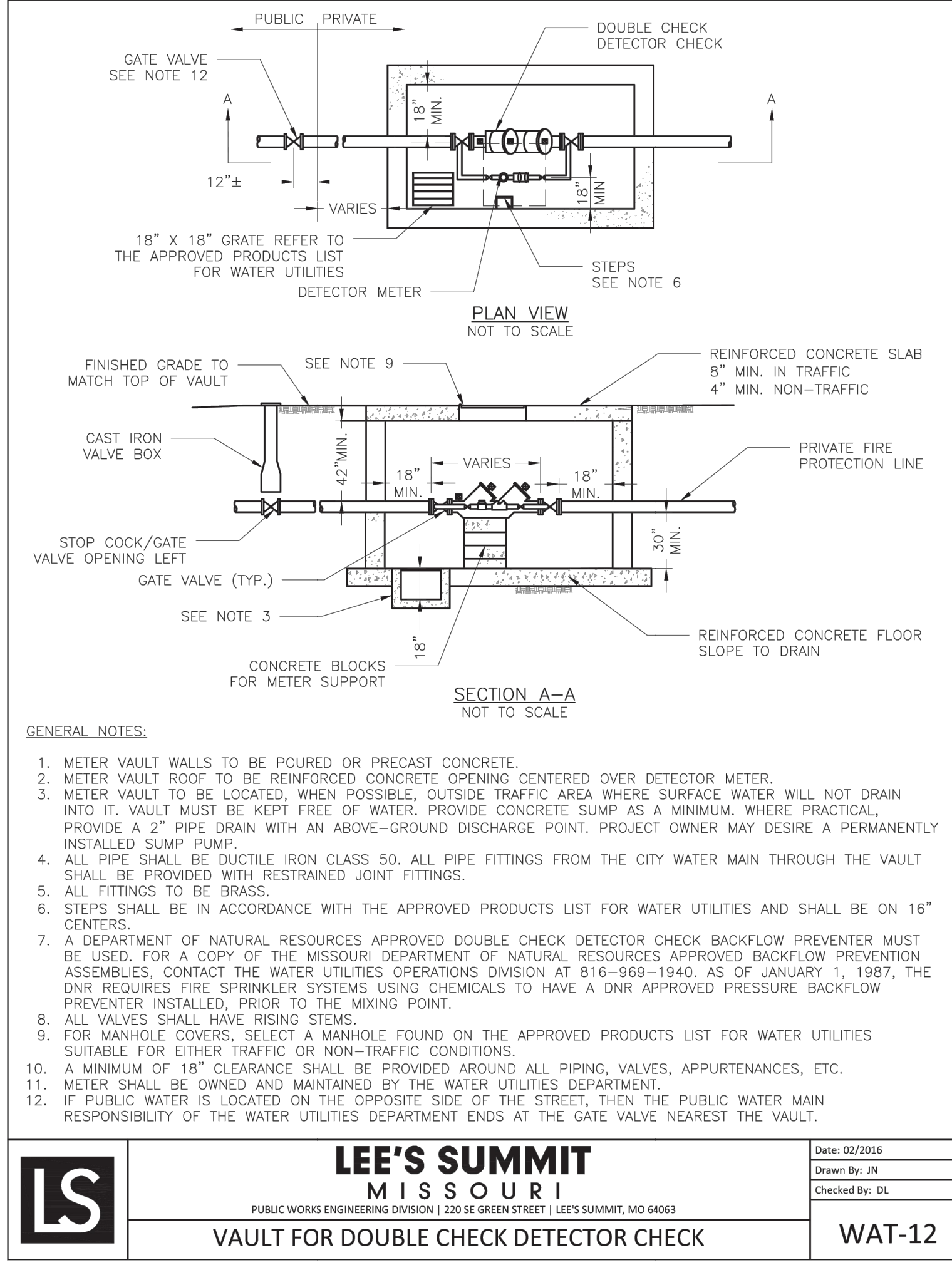
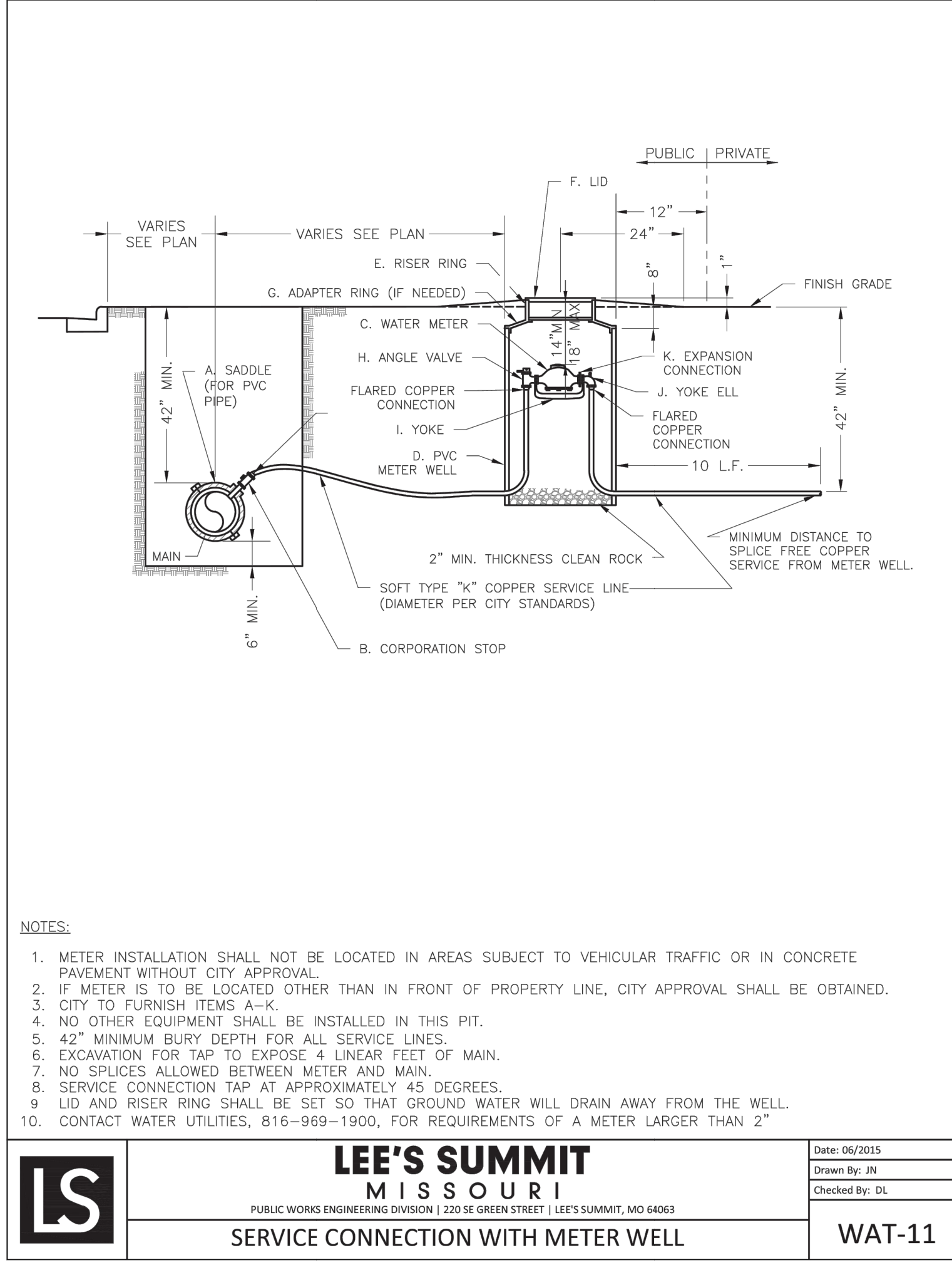
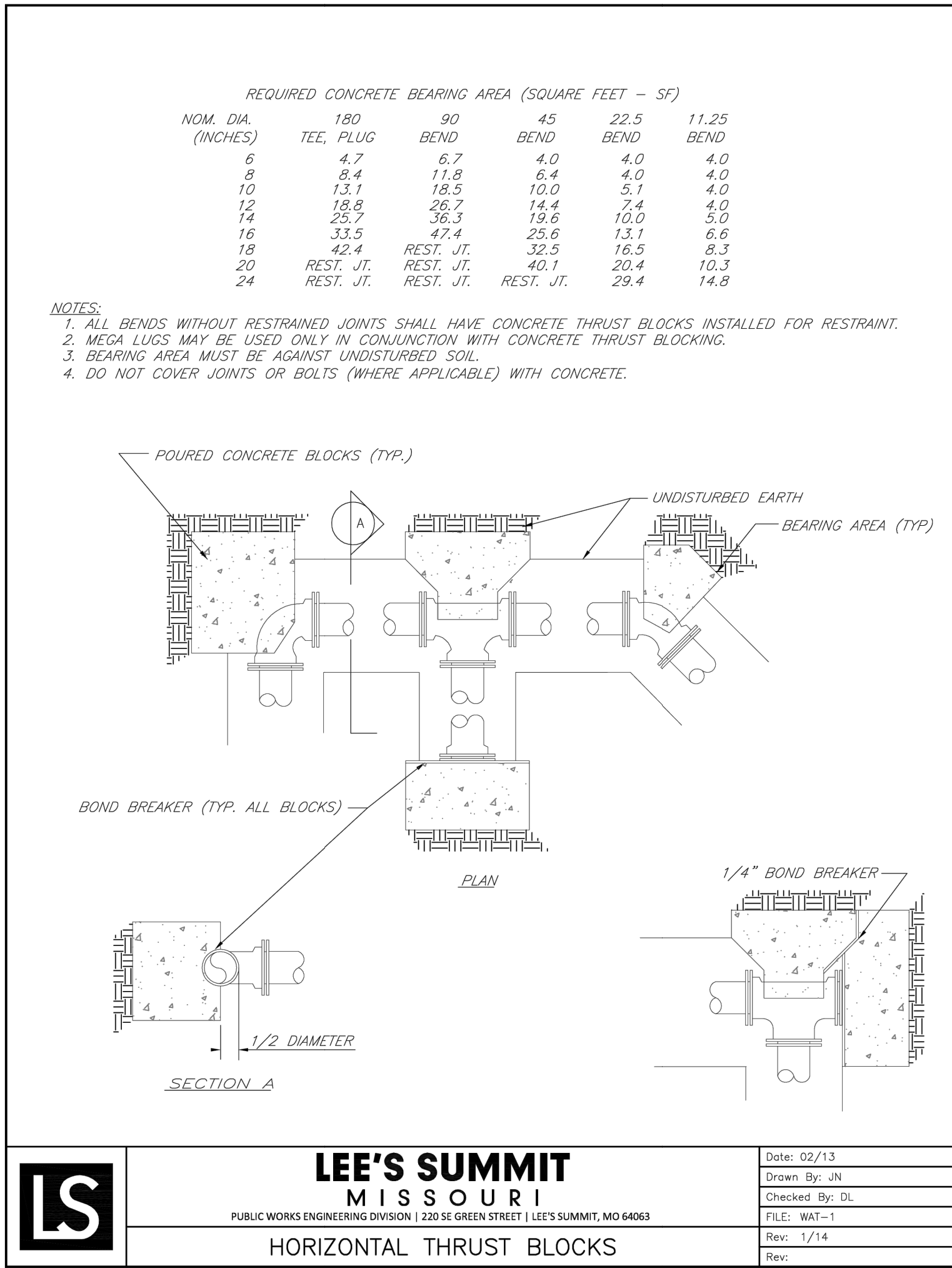
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Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

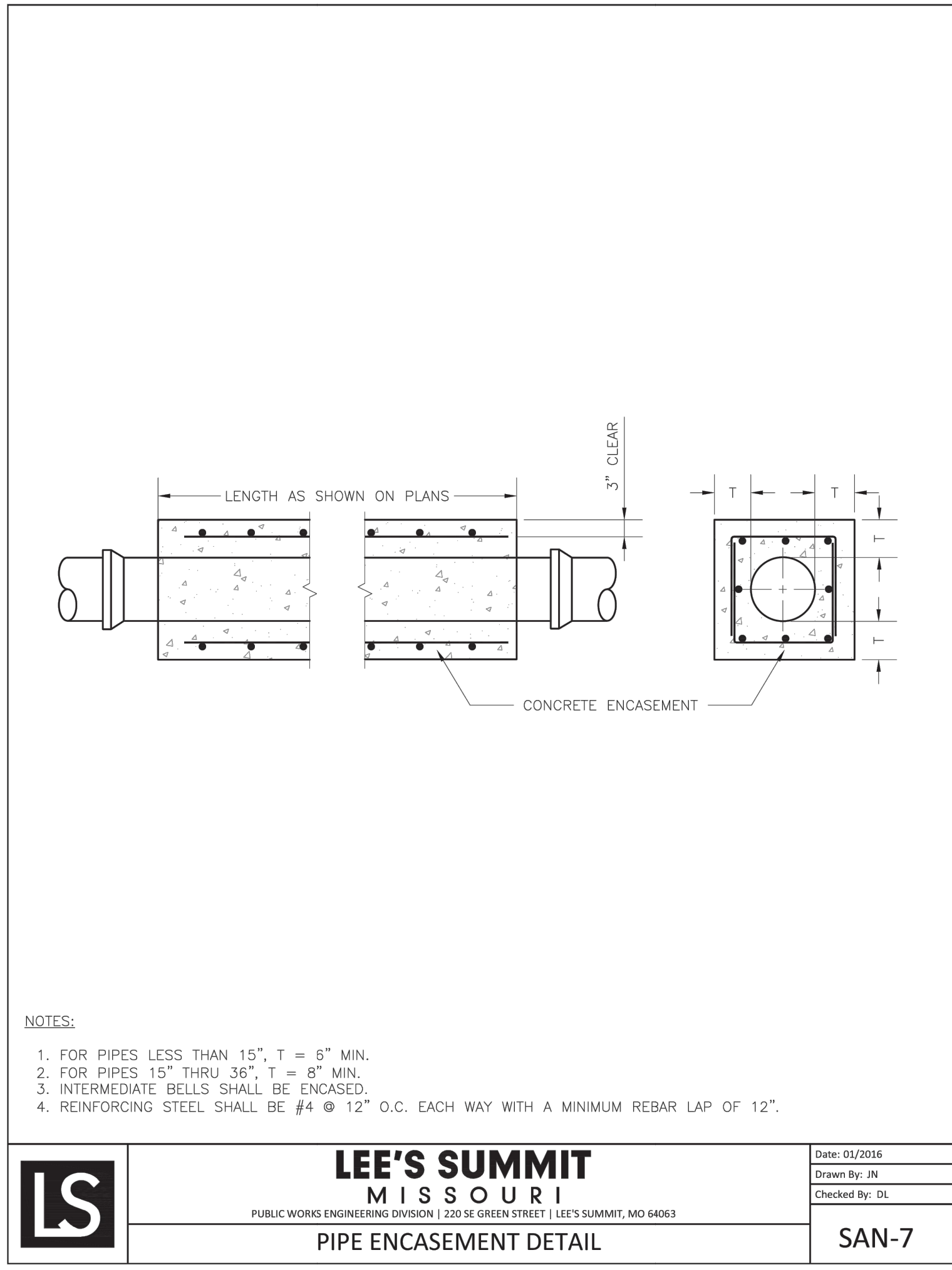
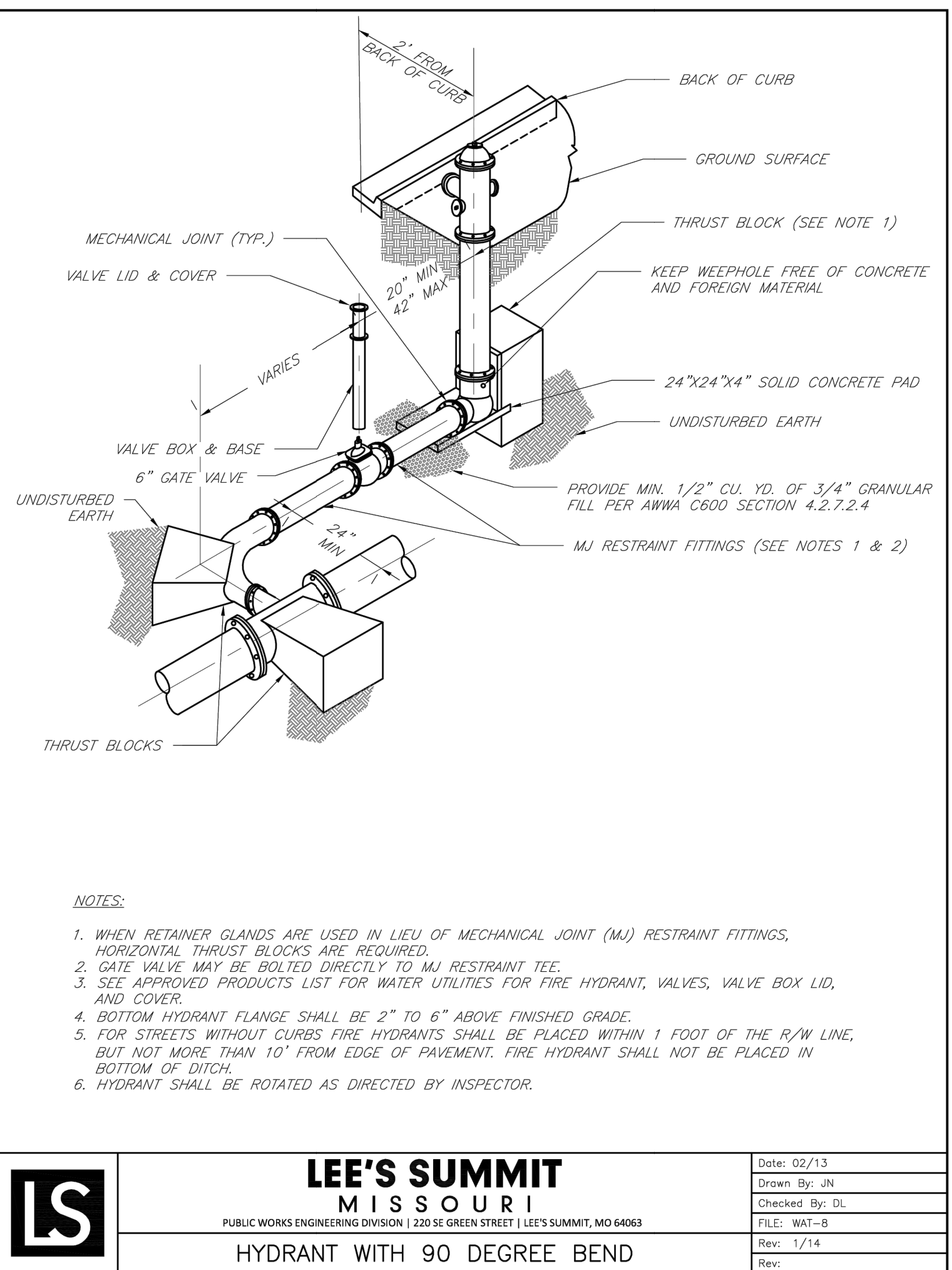
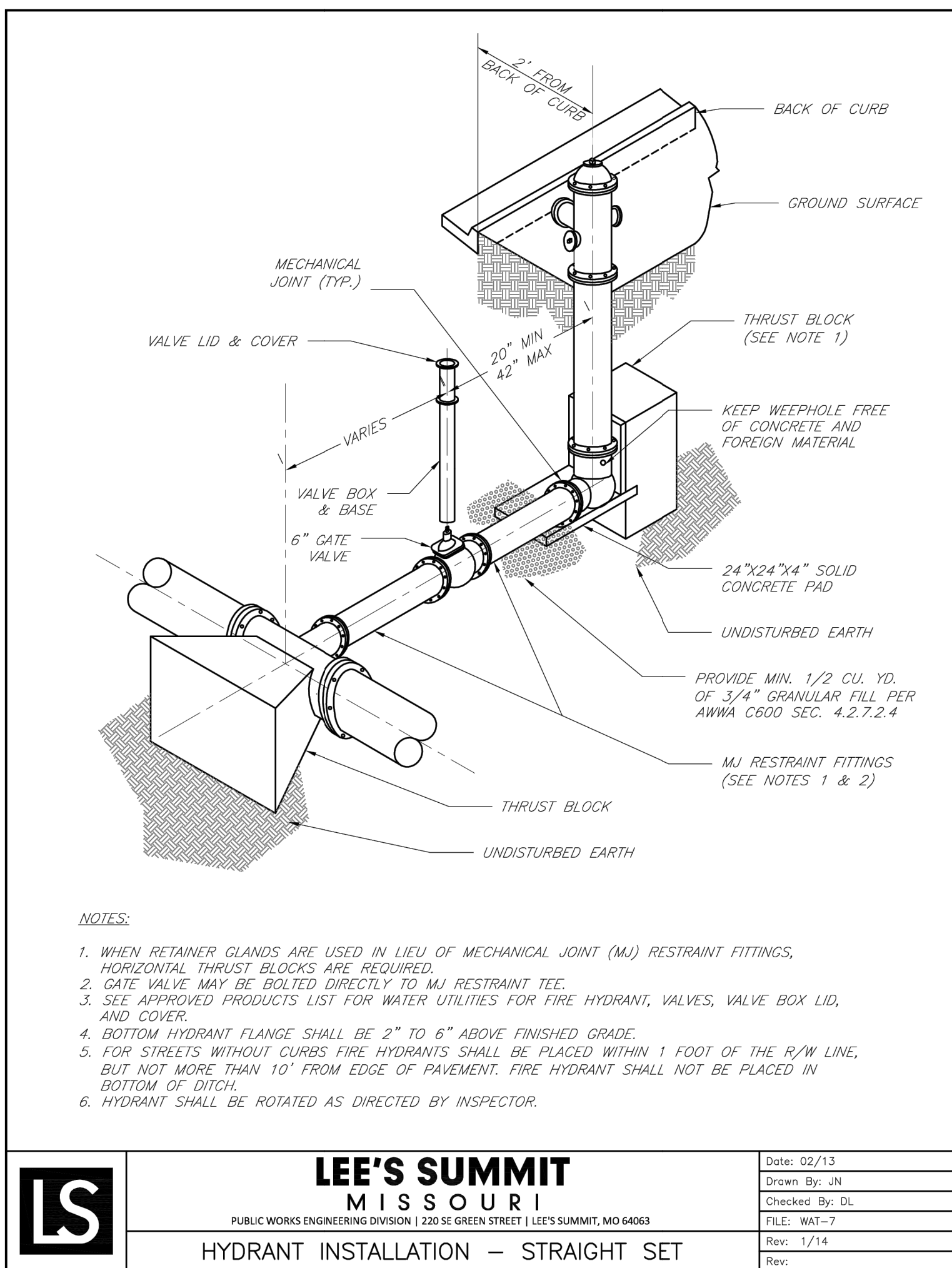
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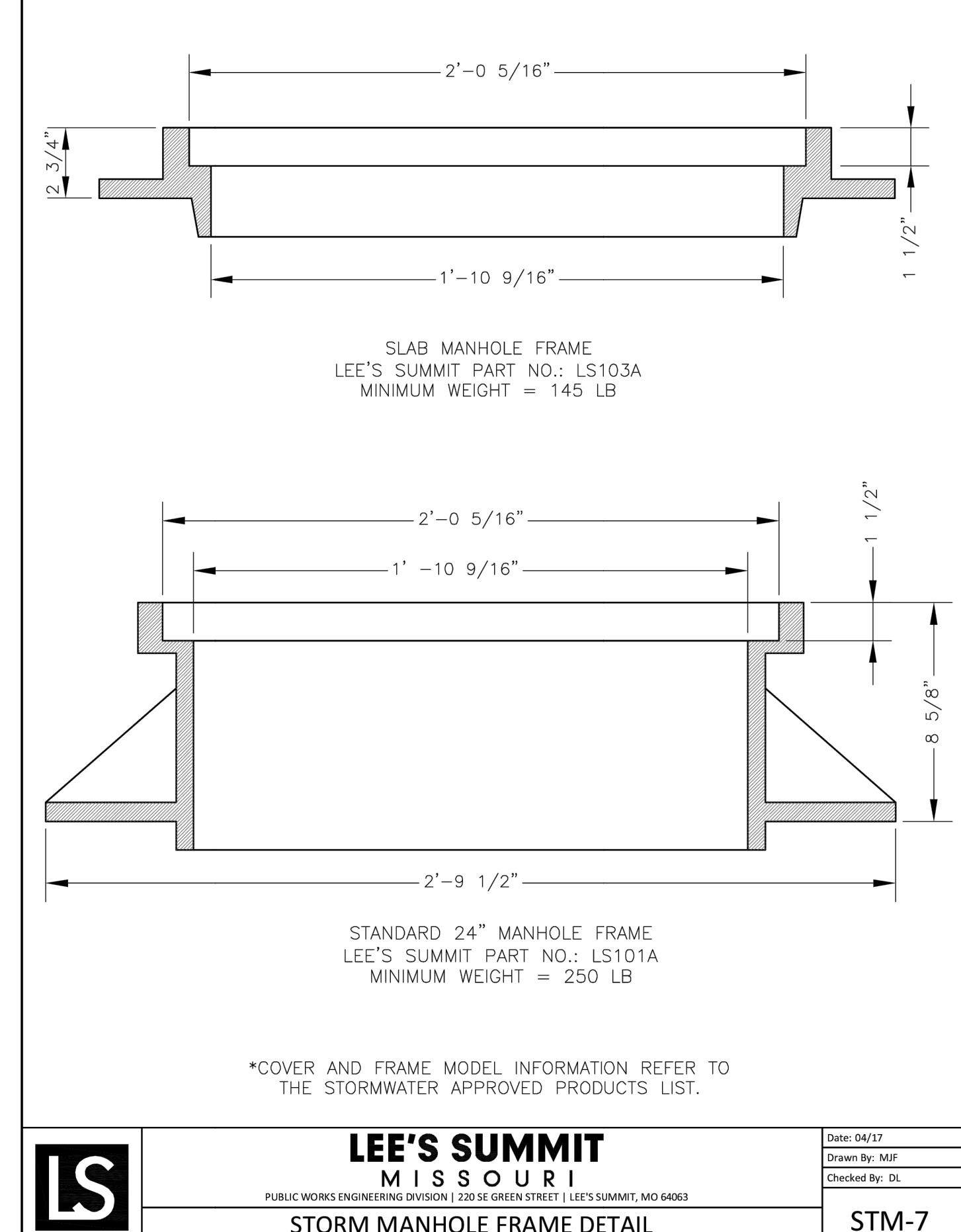
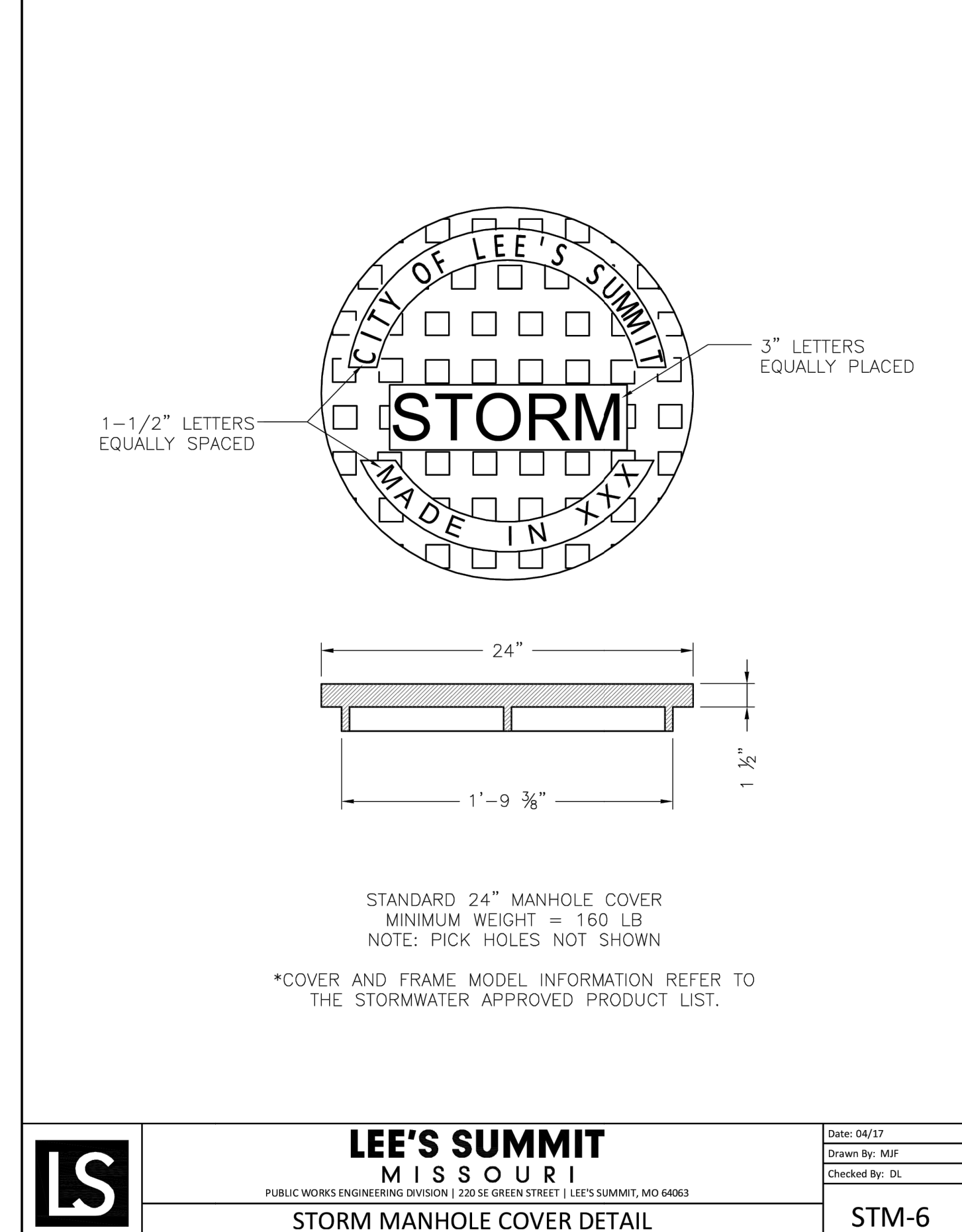
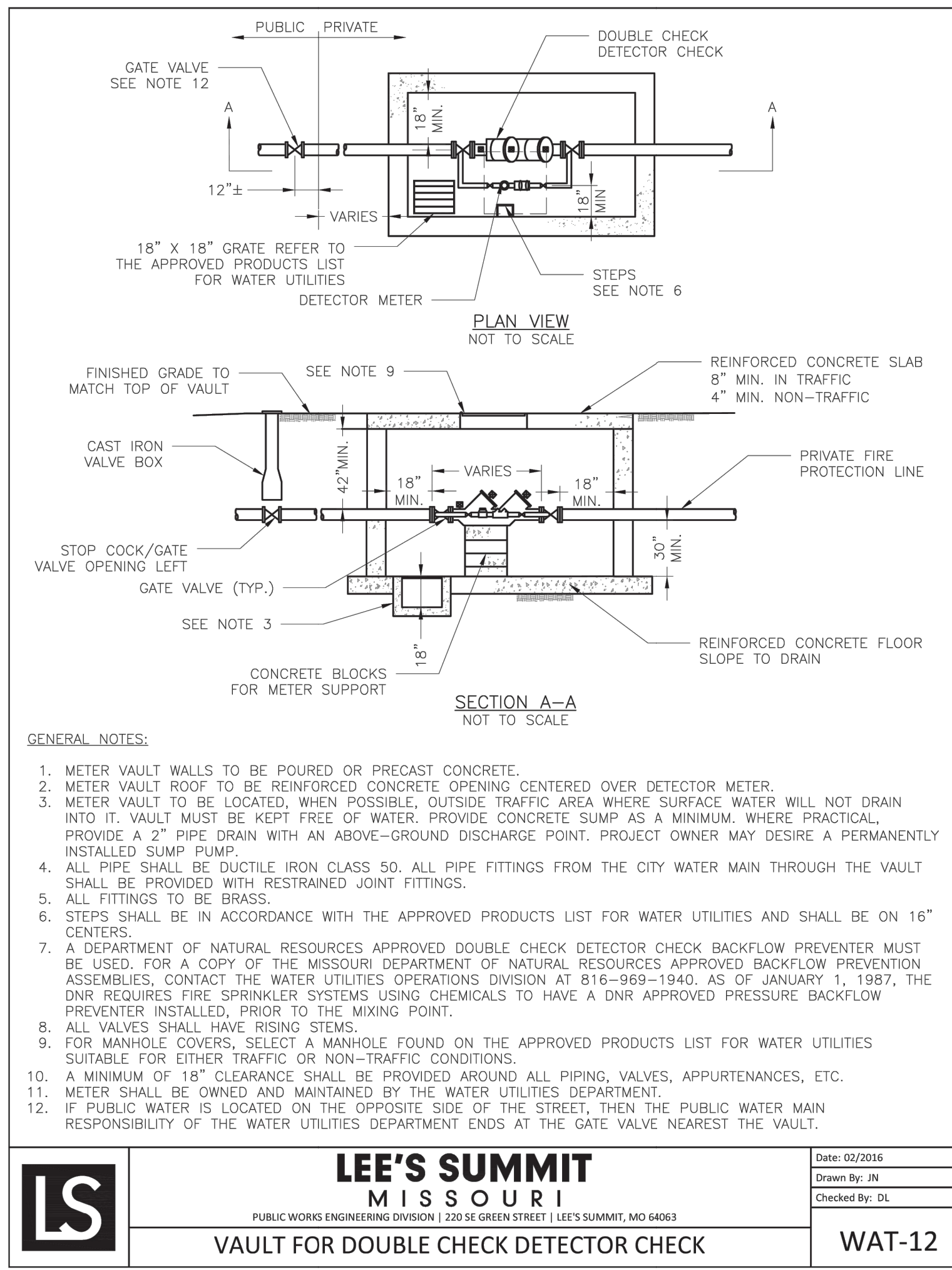
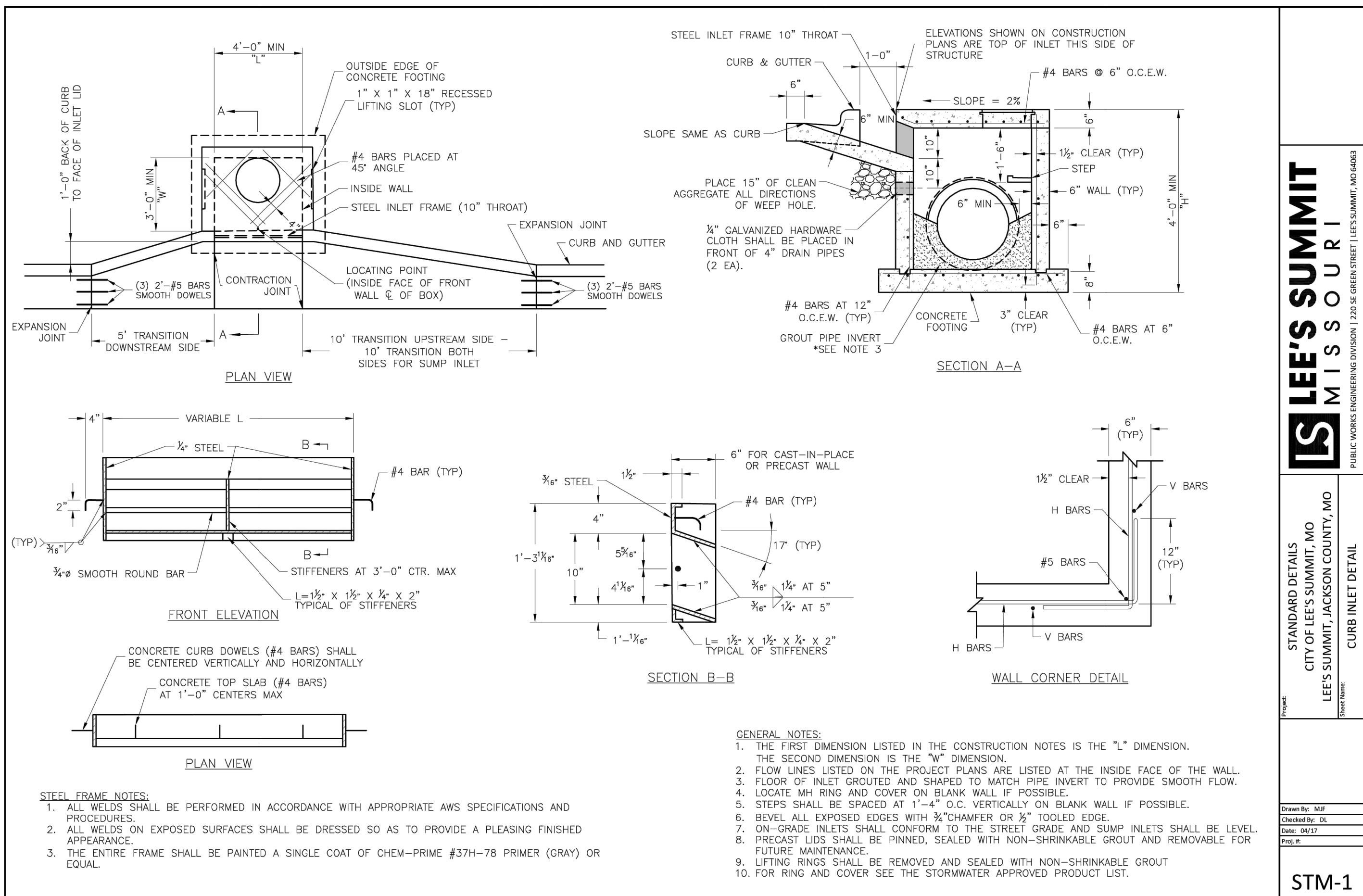
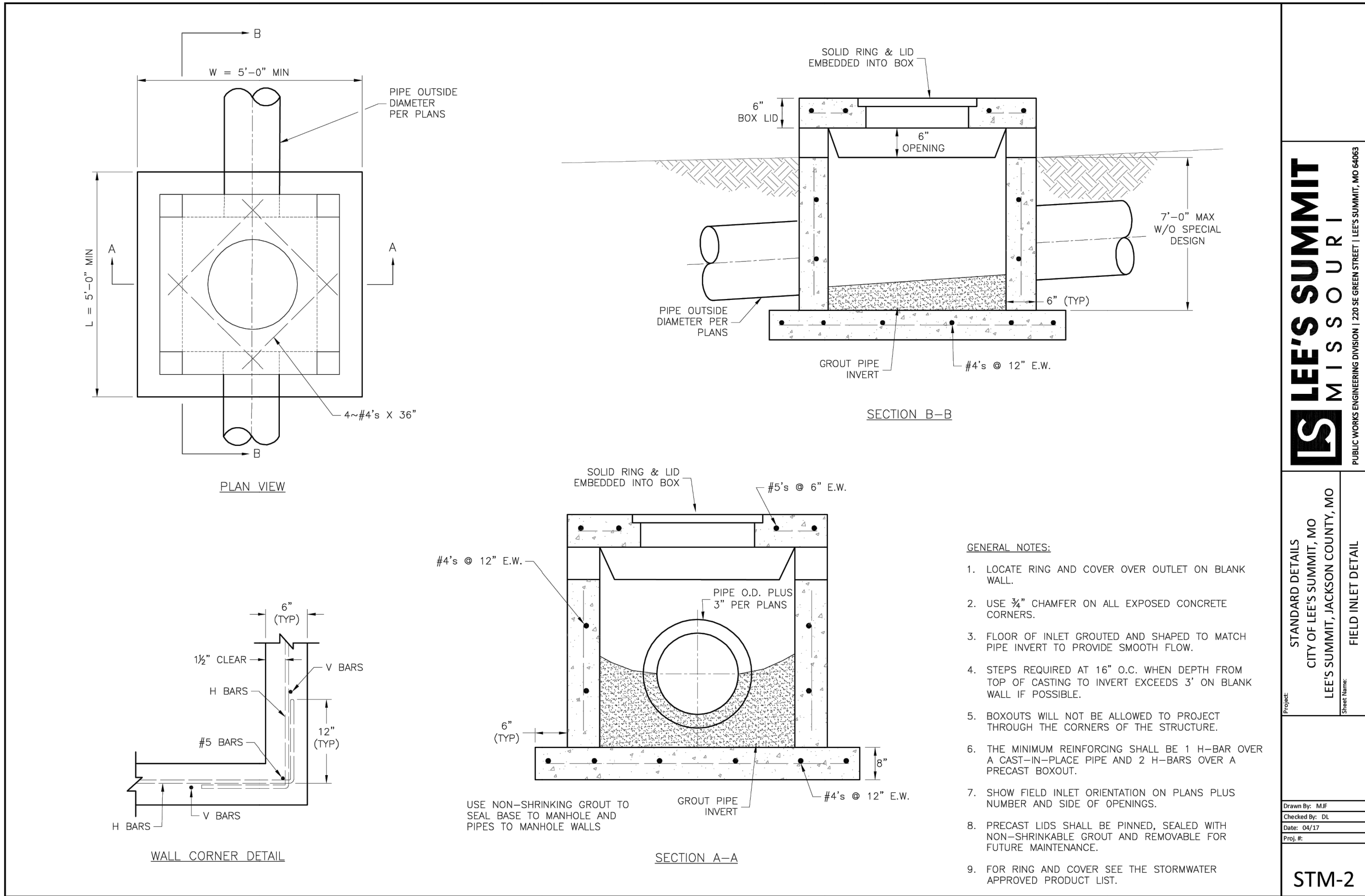
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SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



TRENCH AND BACKFILL DETAIL
N.T.S.

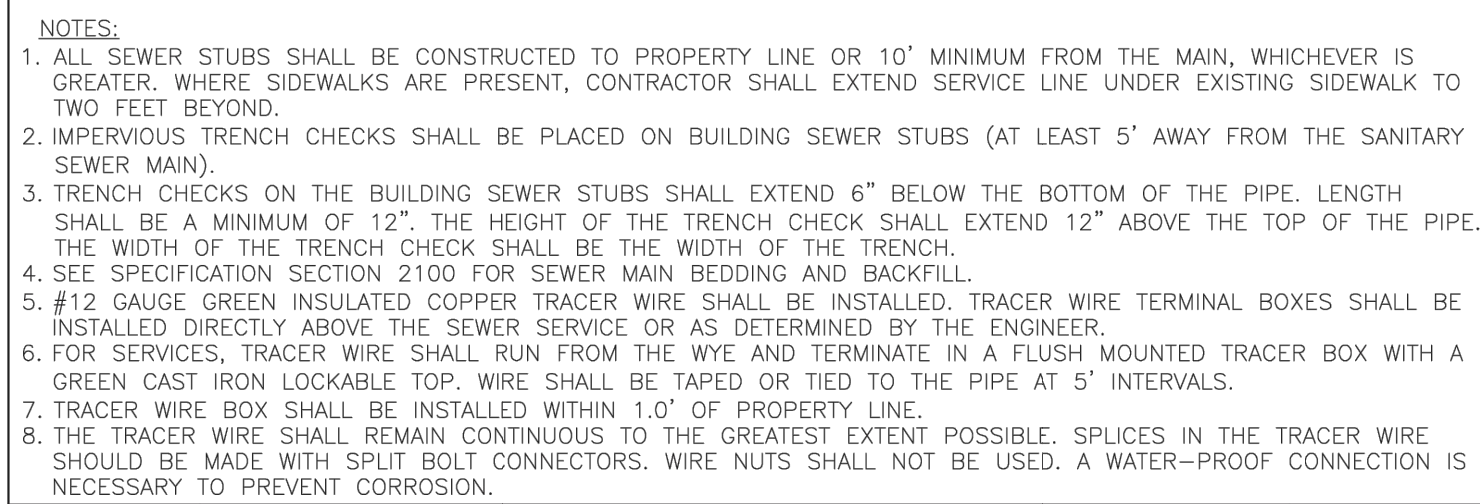
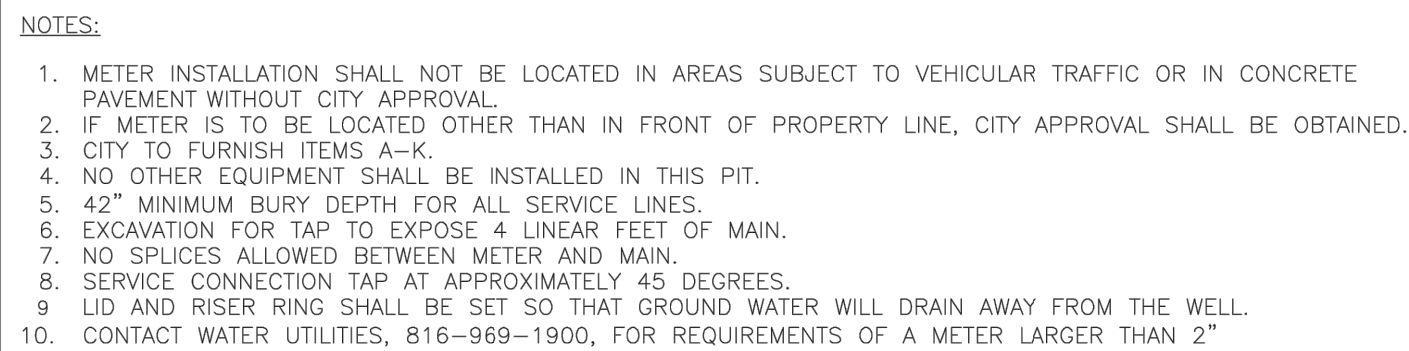




GENERAL NOTE:
1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

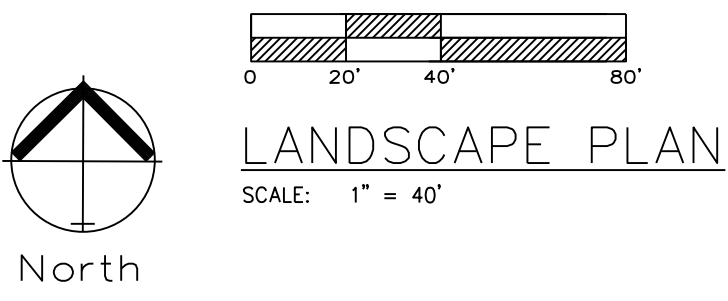
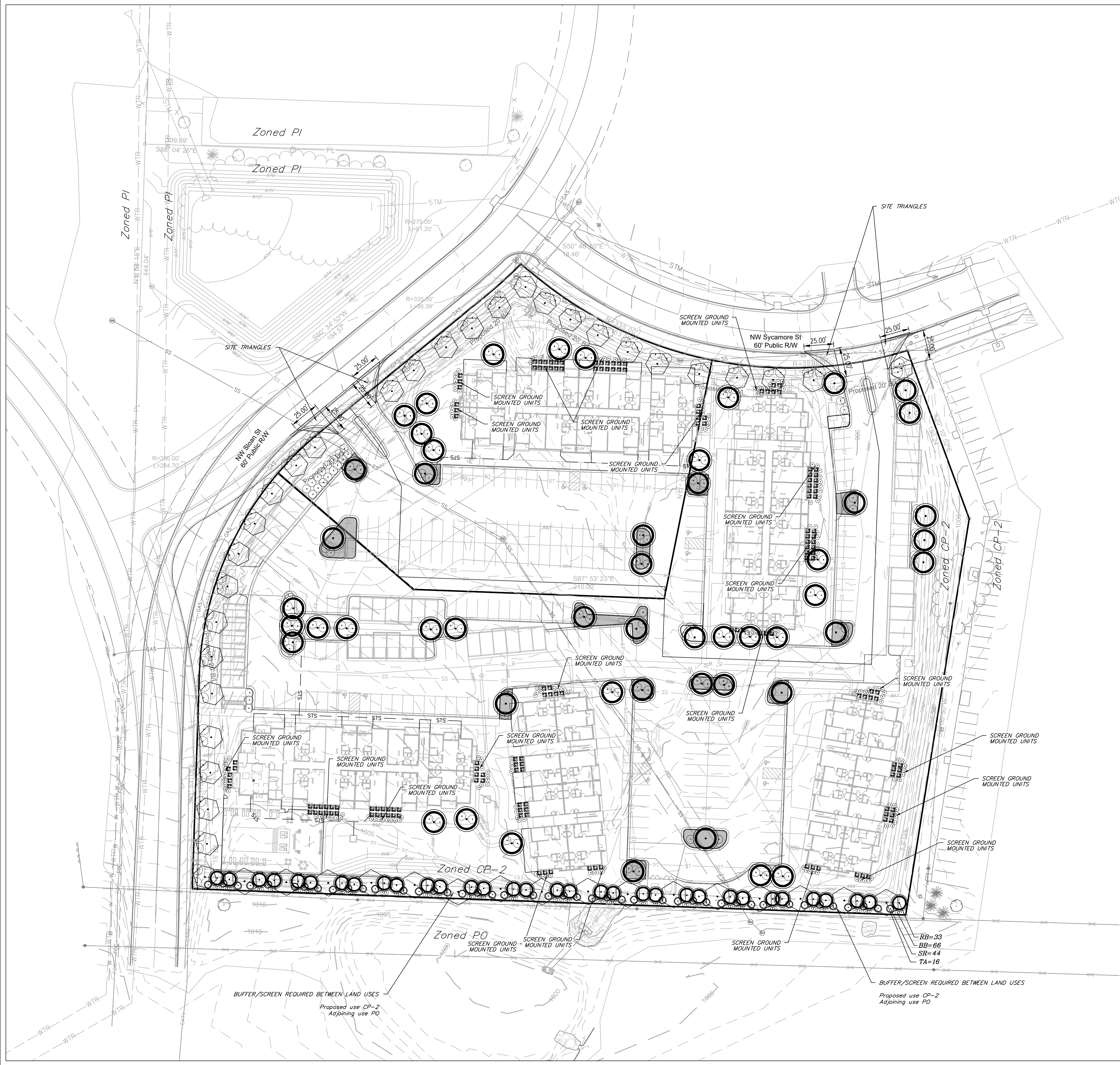
NOTES:

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



NOTE:

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

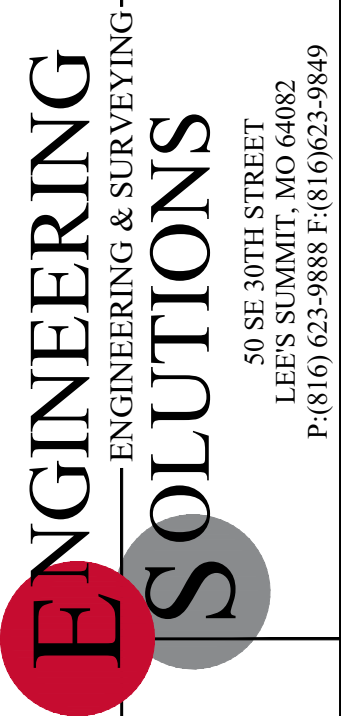


LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NW Sloan St) (East side of Street)	1 tree per 30 feet of street frontage	586 ft. of street frontage /30= 20 trees required	20 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW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

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

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

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



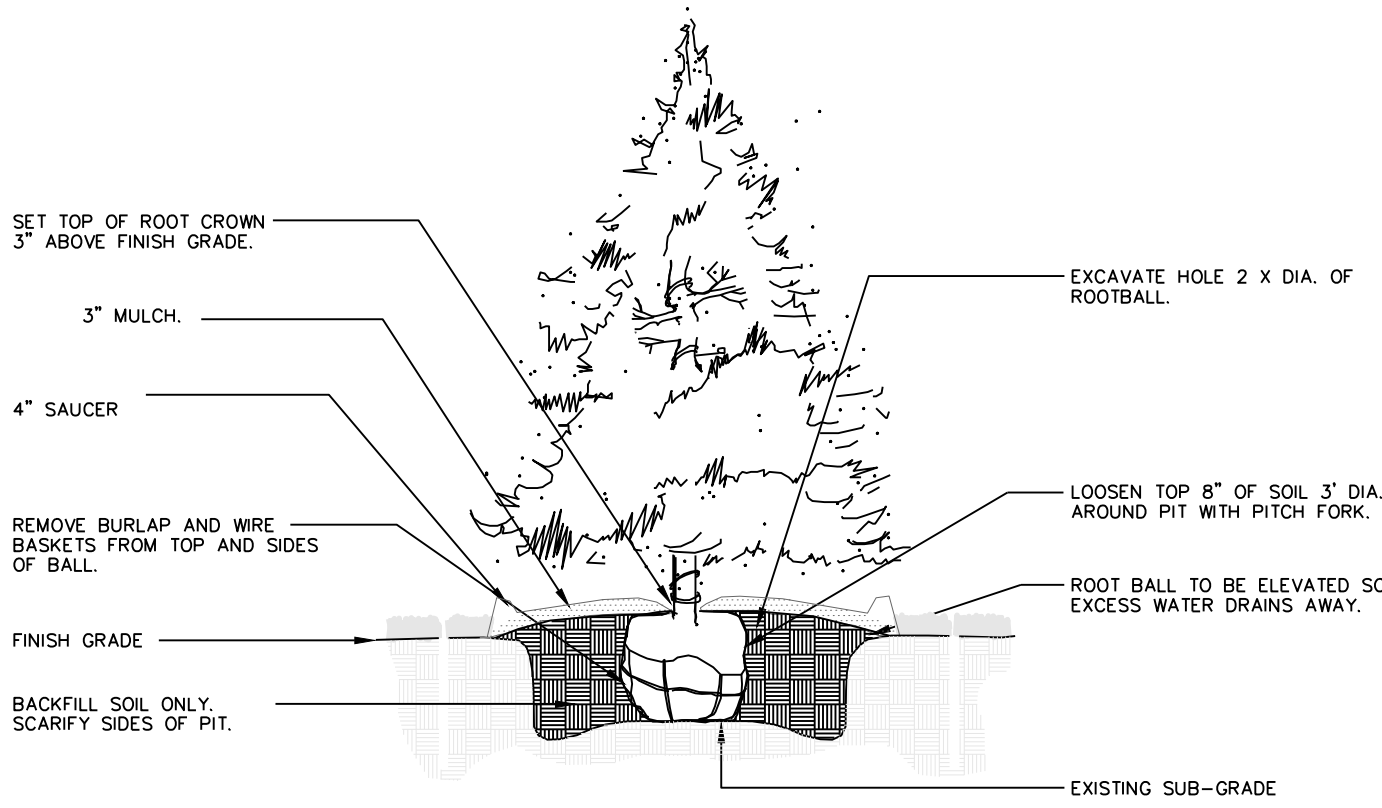
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Missouri
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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

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

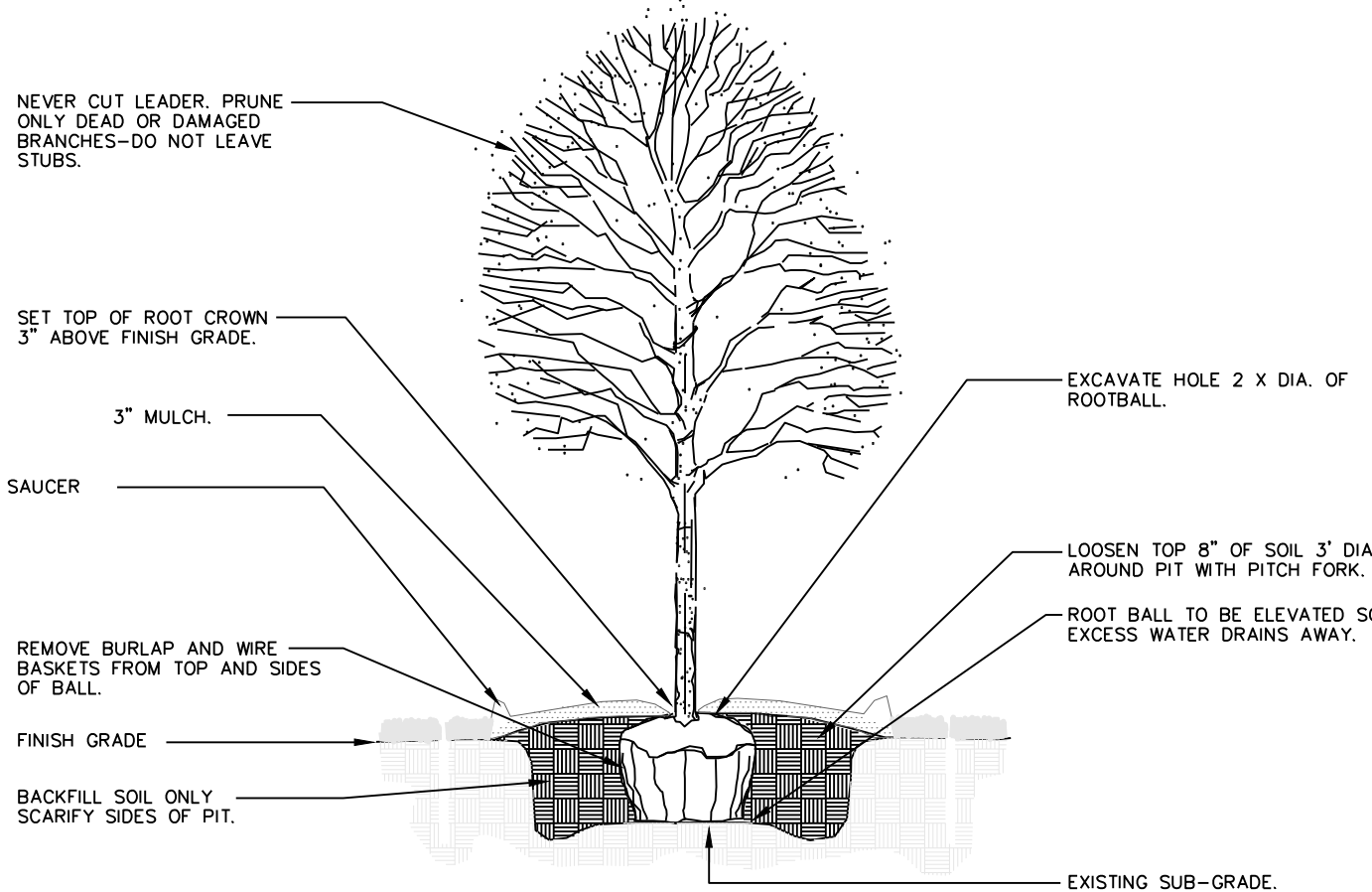


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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REVISIONS
REV. 3/7/2024
REV. 4/18/2024
REV. 4/26/2024
REV. 1/27/2025
REV. 3/14/2025



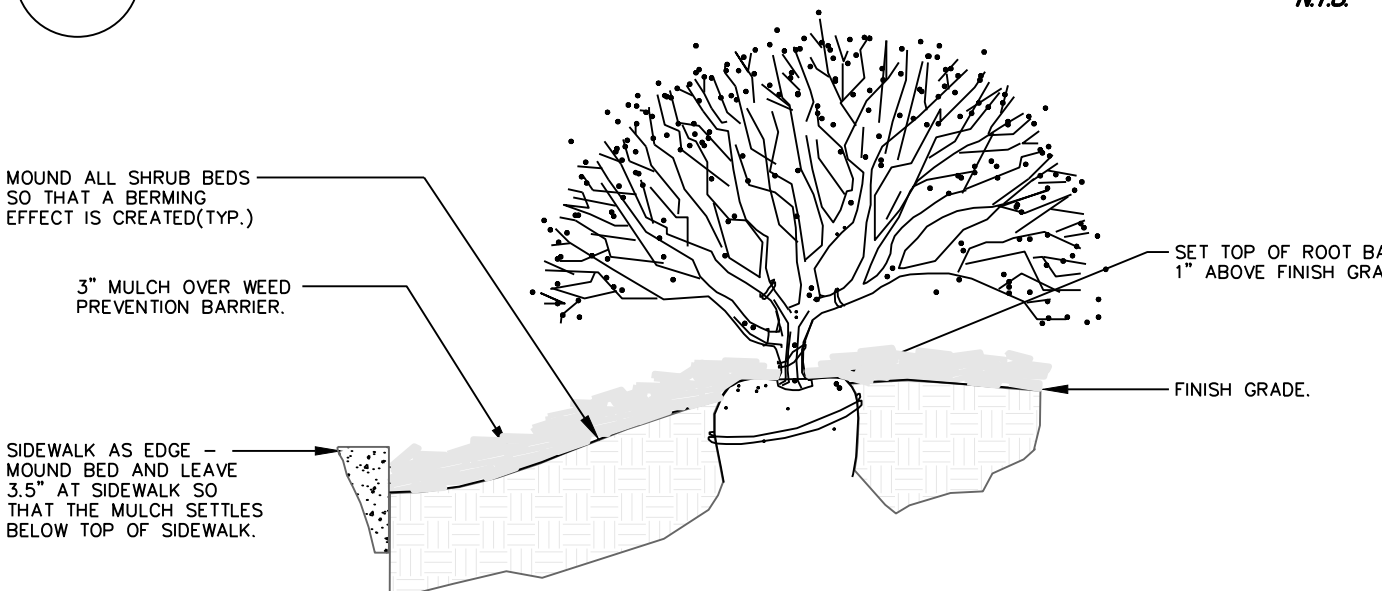
1 EVERGREEN TREE PLANTING

NTS



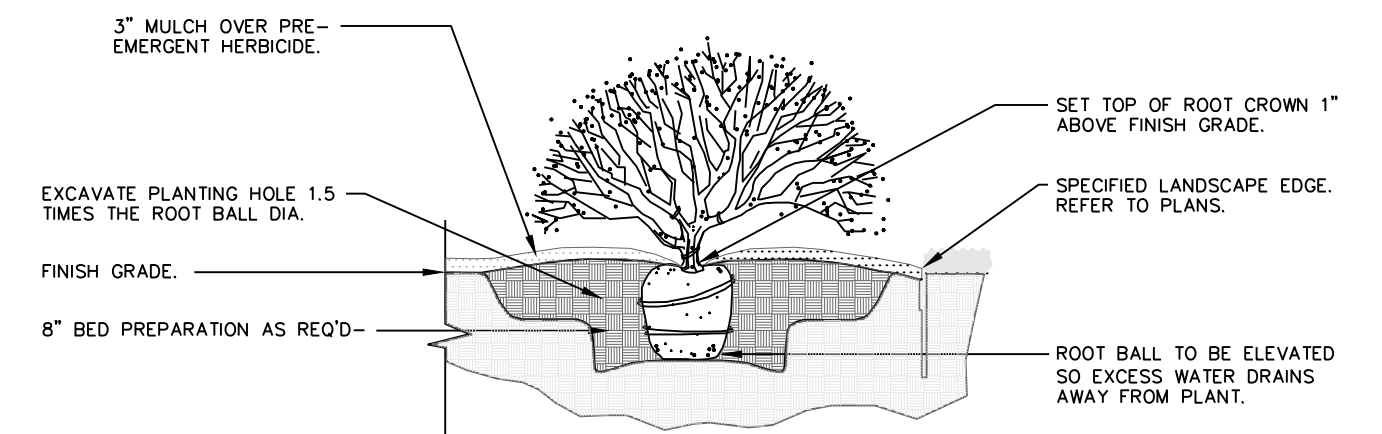
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

GENERAL LANDSCAPE NOTES: PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z601.1-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT, ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

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

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

- ALL AREAS DISTURBED SHALL BE SODDED.

INSTALLATION

- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5085.
- PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

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

IRRIGATION PERFORMANCE SPECIFICATION:

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

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

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

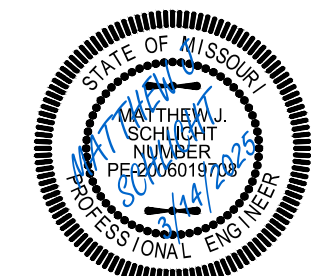


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Lee's Summit, Jackson County, Missouri

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OK PE 25226
NE PE E-14335

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