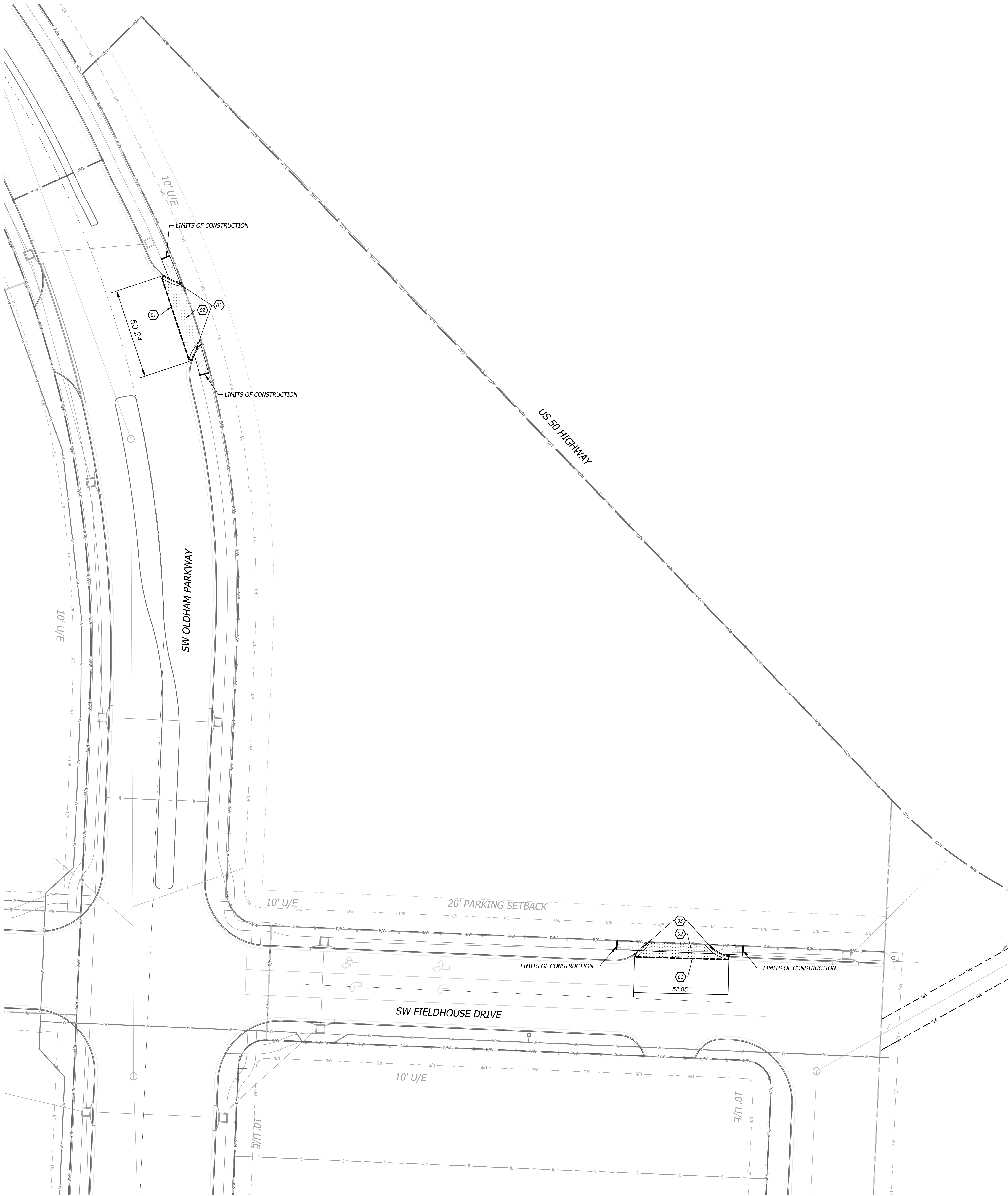




**DEMOLITION GENERAL NOTES**

- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.



**DEMOLITION NOTES**

- 01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 02 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 03 REMOVE & DISPOSE OF EXISTING CURB.

**DEMOLITION LEGEND**

- SAW CUT LINE
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE SIDEWALK TO BE REMOVED

**LEGEND**

- RIGHT - OF - WAY LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE

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CLIENT

PROJECT TITLE

**Q39 (SHELL)**  
**LEE'S SUMMIT, MO**  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

PROJECT NUMBER 62910099

PROJECT MANAGER BRR DRAWN BY BRR CHECKED BY

PROFESSIONAL SEAL



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**ISSUES AND REVISIONS**

| NUMBER | DATE       | DESCRIPTION |
|--------|------------|-------------|
| 1      | 04/04/2025 | ISSUE       |
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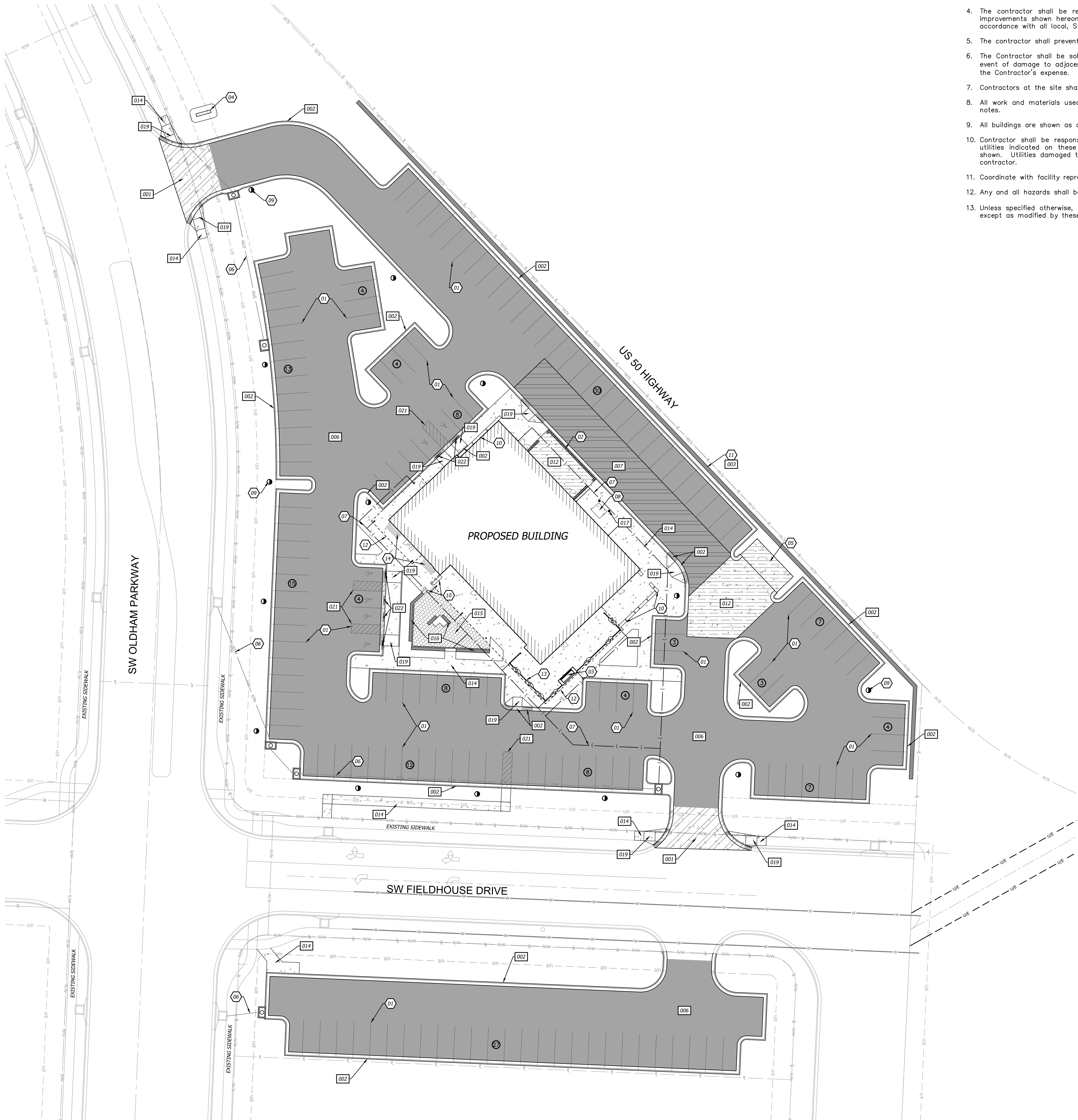
SHEET NAME

**DEMOLITION PLAN**

SHEET NUMBER

**C100**





GENERAL NOTES

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
2. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
3. Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
5. The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
6. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
7. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
8. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
9. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
10. Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
11. Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
12. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
13. Unless specified otherwise, all construction shall meet the requirements of the Missouri Department of Transportation (MODOT) Standard Specifications, except as modified by these plans.

SITE DATA

|                                       |                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------|
| SITE                                  |                                                                                            |
| SITE AREA:                            | 2.49 AC<br>127,793 SF                                                                      |
| IMPERVIOUS AREA:                      |                                                                                            |
| EXISTING:                             | 127,793 SF (100.0%)                                                                        |
| PROPOSED:                             | 84,897 SF (66.4%)                                                                          |
| BUILDING                              |                                                                                            |
| BUILDING AREA:                        | 8,335 SF (6.5%)                                                                            |
| PARKING                               |                                                                                            |
| PARKING PROVIDED:                     | 128 STANDARD (ON-SITE)<br>6 HANDICAP (1 VAN)<br>27 STANDARD (OFF-SITE)<br>161 TOTAL STALLS |
| PARKING REQUIRED:                     |                                                                                            |
| CUSTOMER & EMPLOYEE STALLS:           | 126                                                                                        |
| (14 PER 1,000 SF OF GROSS FLOOR AREA) |                                                                                            |
| ADA STALLS:                           | 6 (1 VAN)                                                                                  |
| (BASED ON 154 STANDARD STALLS)        |                                                                                            |

ZONING

CP-2 (PLANNED GENERAL BUSINESS DISTRICT)

CONSTRUCTION NOTES

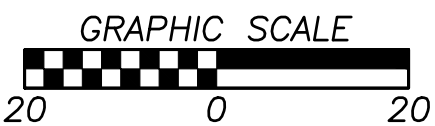
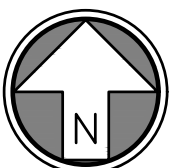
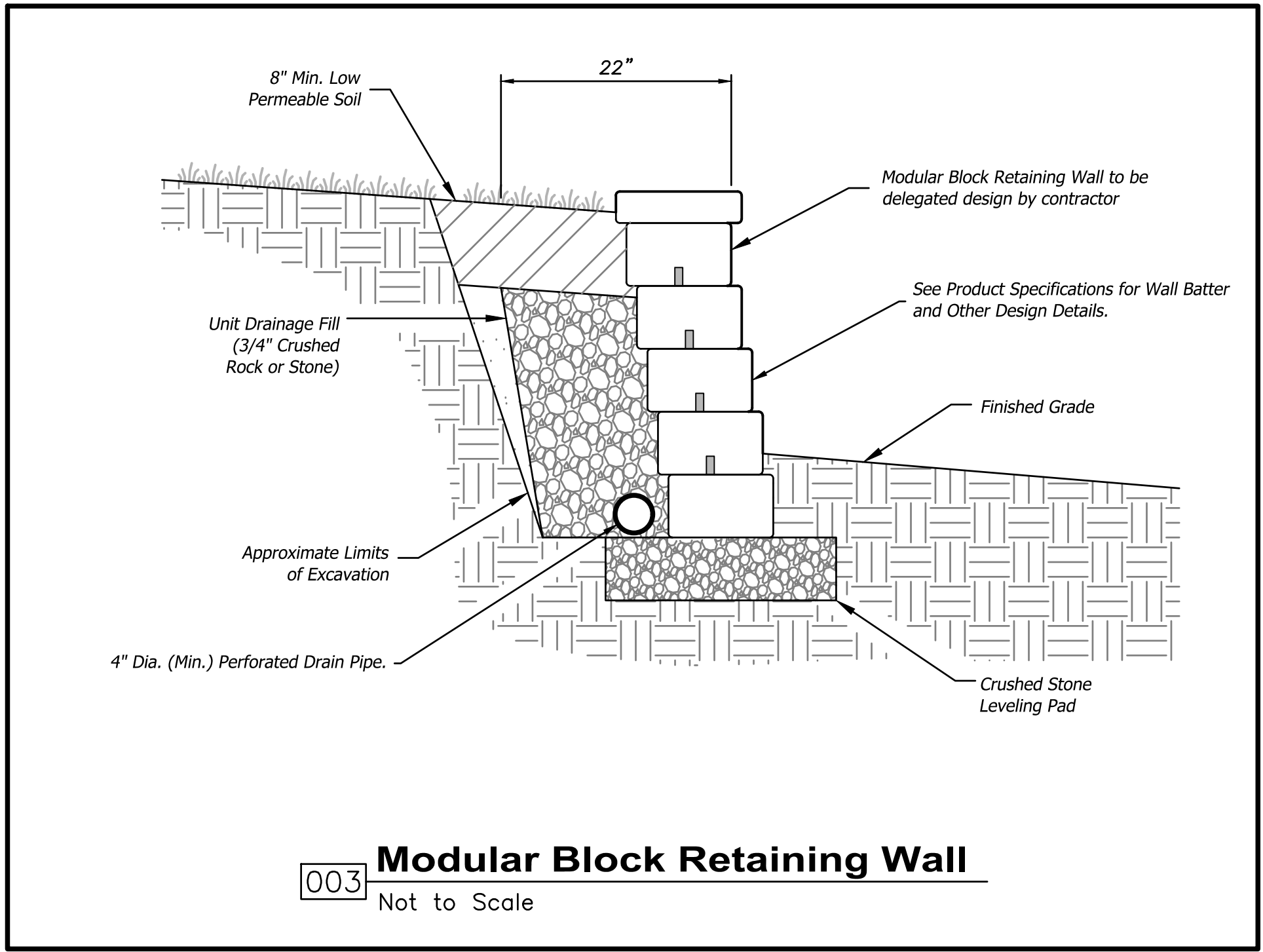
- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED SCREEN WALL; REFER TO ARCHITECTURAL PLANS.
- 03 PROPOSED OUTDOOR FIREPLACE; REFER TO ARCHITECTURAL PLANS.
- 04 PROPOSED MONUMENT SIGN; REFER TO ARCHITECTURAL PLANS.
- 05 PROPOSED TRASH ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
- 06 PROPOSED STORM SYSTEM; REFER TO SHEET C700-C701.
- 07 PROPOSED ROOF DRAIN SYSTEM; REFER TO SHEET C702.
- 08 PROPOSED TRANSFORMER PAD LOCATION; CONSTRUCTED TO EVERGY STANDARDS.
- 09 PROPOSED LIGHT POLES; REFER TO E002.
- 10 PROPOSED PLANTERS; REFER TO ARCHITECTURAL PLANS.
- 11 PROPOSED MODULAR BLOCK RETAINING WALL; REFER TO DETAIL 003 ON C200.
- 12 PROPOSED BUILDING CANOPY; REFER TO ARCHITECTURAL PLANS.
- 13 PROPOSED IRON FENCE; REFER TO ARCHITECTURAL PLANS; CONTRACTOR TO COORDINATE SLAB THICKNESS REQUIRED FOR RAILING ANCHORS.
- 14 PROPOSED BENCHES; REFER TO ARCHITECTURAL PLANS.

DETAILS

- SEE CONSTRUCTION DETAILS - SHEETS C901-C903
- 001 DRIVEWAY ENTRANCE
  - 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
  - 003 MODULAR BLOCK RETAINING WALL
  - 006 MEDIUM DUTY ASPHALT PAVEMENT
  - 007 HEAVY DUTY ASPHALT PAVEMENT
  - 012 CONCRETE PAD
  - 014 CONCRETE SIDEWALK
  - 015 PAVER AREA
  - 016 CONCRETE SEAT WALL
  - 017 STEEL/CONCRETE BOLLARD
  - 019 SIDEWALK RAMP
  - 021 (ADA) HANDICAP PARKING STRIPING
  - 022 (ADA) HANDICAP PARKING SIGNAGE

SITE LEGEND

- 01 PARKING STALL COUNT
- PROPOSED BUILDING
- MEDIUM DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAD
- STANDARD CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB



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LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

PROJECT NUMBER 62910099

PROJECT MANAGER BRR DRAWN BY BRR CHECKED BY

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ISSUES AND REVISIONS

| NUMBER | DATE       | ORIGINAL ISSUE | DESCRIPTION |
|--------|------------|----------------|-------------|
| 1      | 06/20/2019 |                |             |
| 2      |            |                |             |
| 3      |            |                |             |
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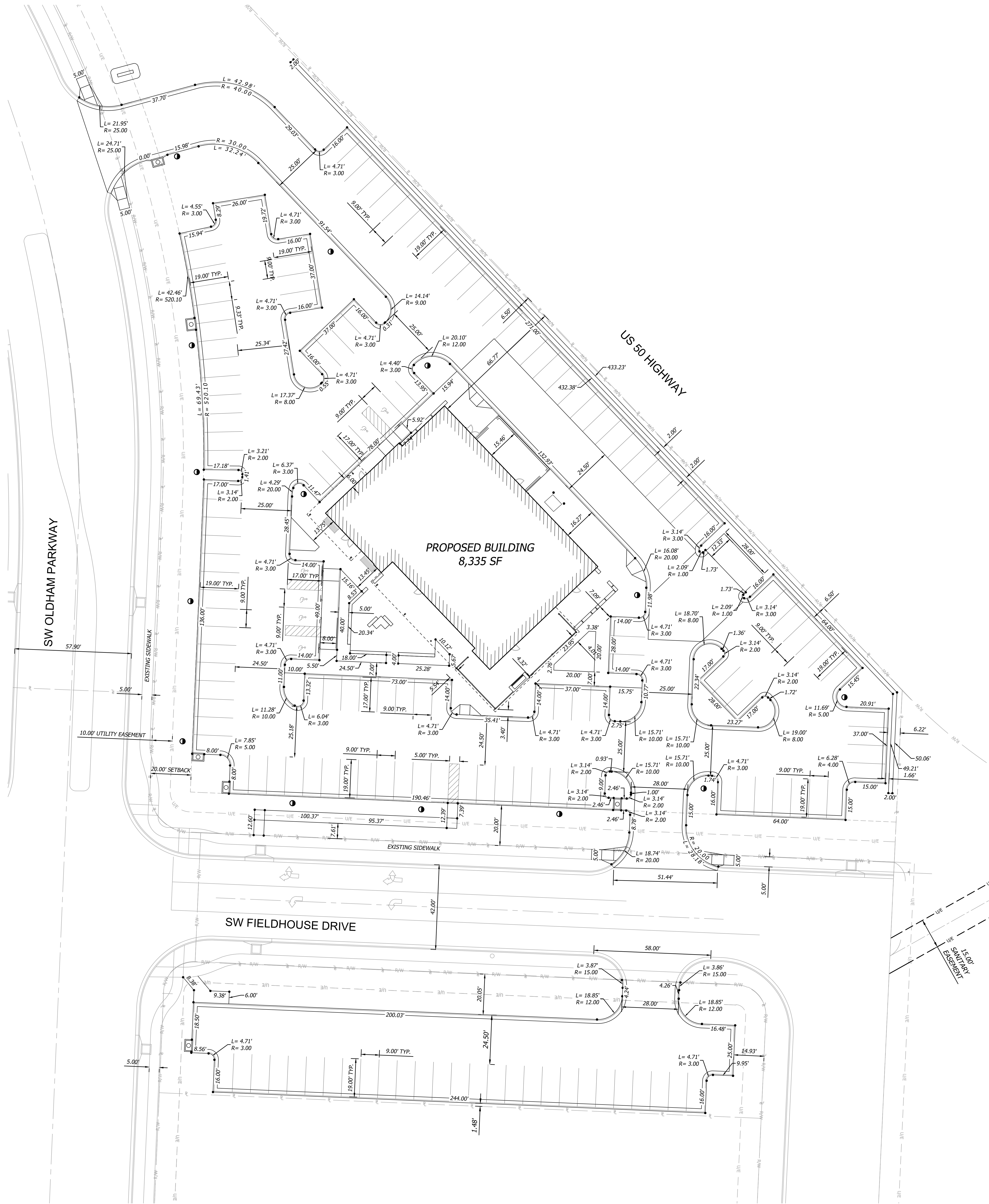
SHEET NAME

SITE PLAN

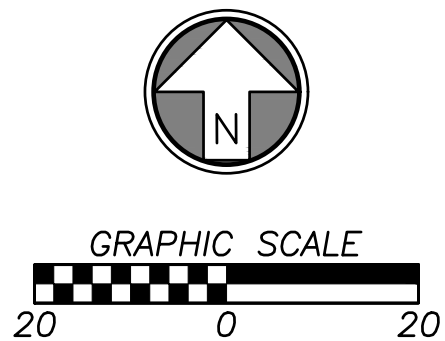
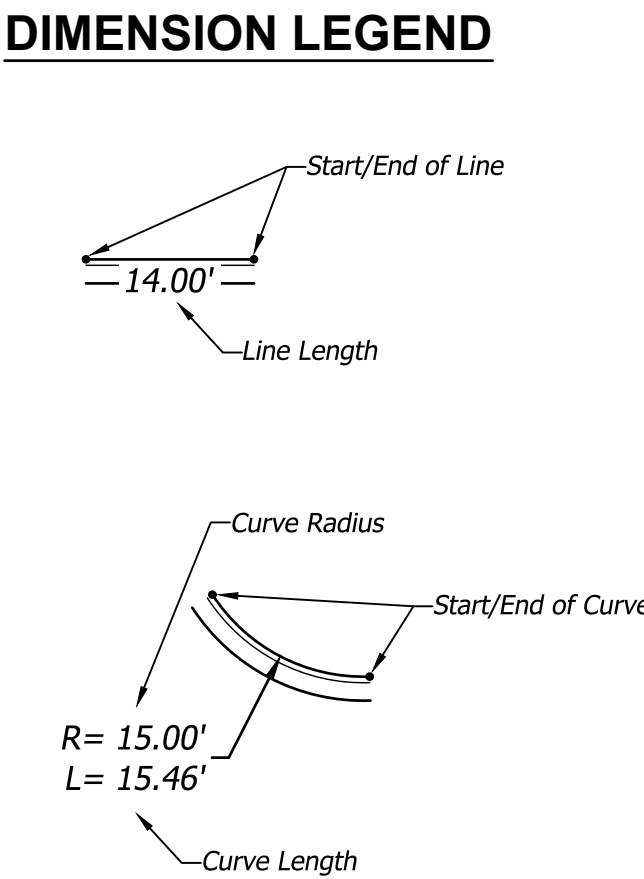
SHEET NUMBER

C200





- DIMENSION NOTES**
1. All dimensions are to/along back of curb unless otherwise noted.
  2. All dimensions are to bottom of wall unless otherwise noted.



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LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |          |            |  |
|-------------------|----------|------------|--|
| PROJECT NUMBER    |          | 62910099   |  |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |  |
| BRR               | BRR      |            |  |
| PROFESSIONAL SEAL |          |            |  |



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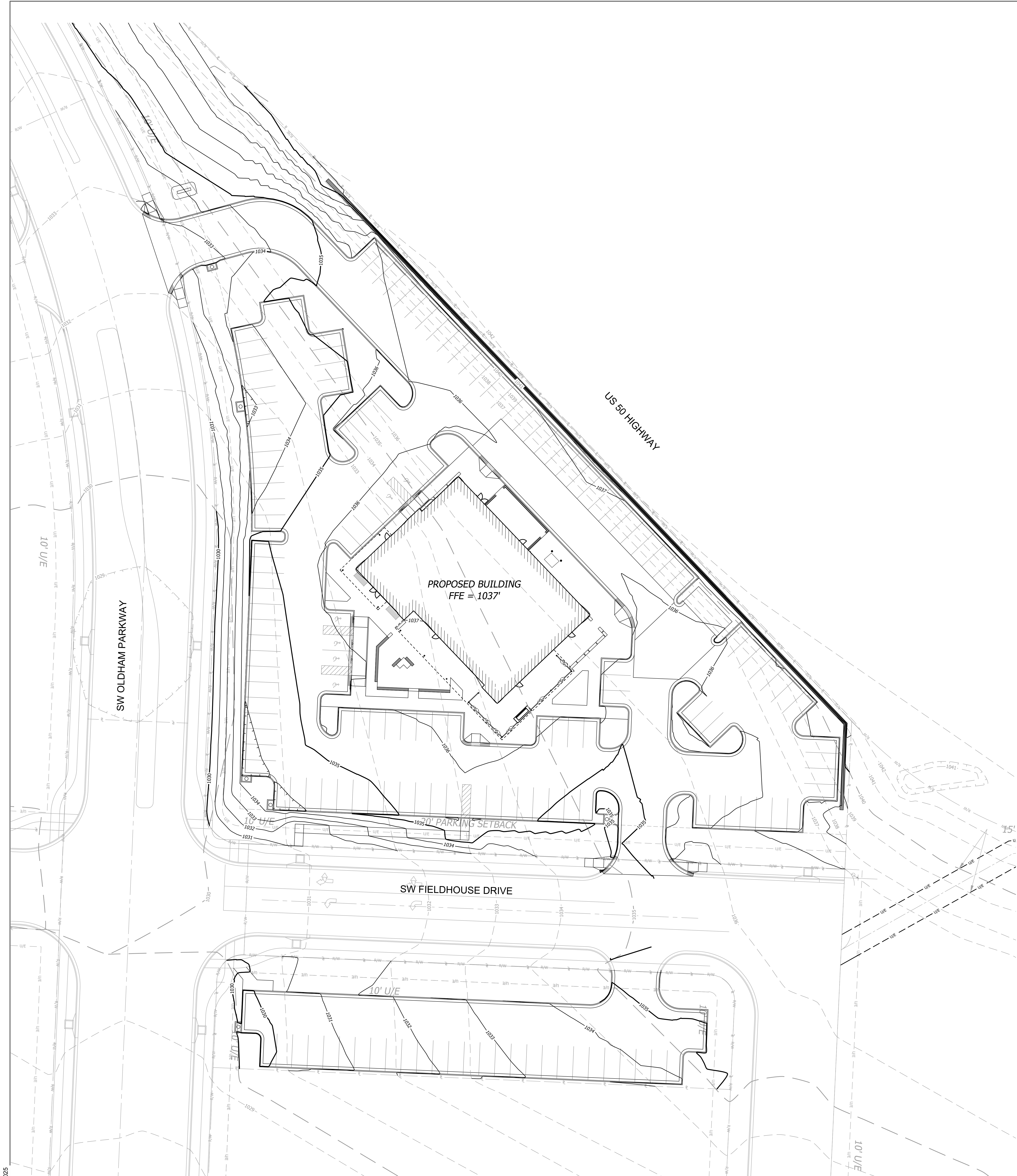
| ISSUES AND REVISIONS |      |       |             |
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DIMENSION PLAN  
SHEET NUMBER

C300





GRADING NOTES

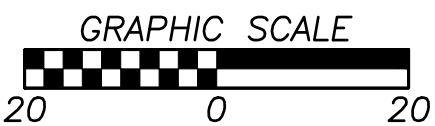
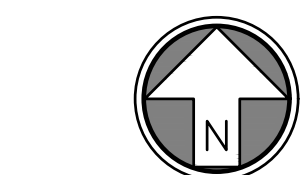
- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Contractor shall meet requirements as outlined in City of Lee's Summit, Missouri Standard Specifications Section 2102.4 - Excavation, Trenching, and Backfilling where applicable.
- All existing elevations are not surveyed, they are contours based on the Mass Grading plan provided by Engineering Solutions on 1/22/2025.

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).  
Map Number: 29095C04196  
Panel No: 419 of 605  
Map Revised Date: January 20, 2017  
**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GRADING LEGEND

- STANDARD CURB & GUTTER
- TRANSITION CURB
- ZERO HEIGHT CURB
- DRAINAGE DIRECTION
- FINISH GRADE MAJOR CONTOURS
- FINISH GRADE MINOR CONTOURS
- EXISTING GRADE MAJOR CONTOURS
- EXISTING GRADE MINOR CONTOURS
- PROPERTY LINE
- RIGHT-OF-WAY LINE



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| BRR               | BRR      |            |          |
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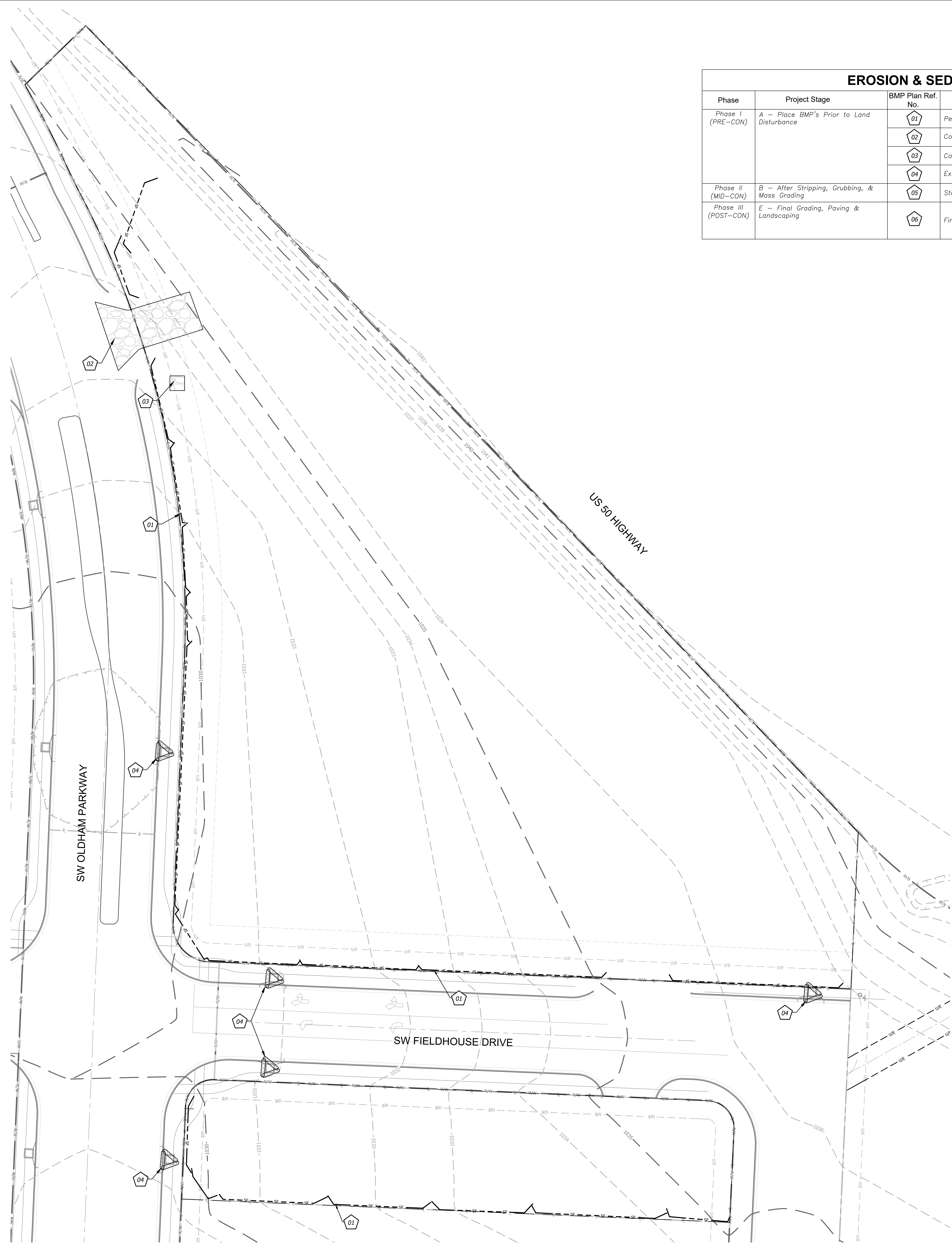
| ISSUES AND REVISIONS |      |        |                |
|----------------------|------|--------|----------------|
| NUMBER               | DATE | ISSUES | ORIGINAL ISSUE |
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SHEET NAME

GRADING PLAN  
SHEET NUMBER

C400





| EROSION & SEDIMENT CONTROL STAGING CHART |                                               |                   |                                     |                     |                                                                                                                                                                      |
|------------------------------------------|-----------------------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase                                    | Project Stage                                 | BMP Plan Ref. No. | BMP Description                     | Remove After Stage: | Notes:                                                                                                                                                               |
| Phase I<br>(PRE-CON)                     | A - Place BMP's Prior to Land Disturbance     | 01                | Perimeter Silt Fence                | E                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 02                | Concrete Entrance & Staging Area    | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 03                | Concrete Wash-Out                   | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 04                | Existing Inlet Protection           | E                   | Place as shown on plan                                                                                                                                               |
| Phase II<br>(MID-CON)                    | B - After Stripping, Grubbing, & Mass Grading | 05                | Storm Inlet Protection              | E                   | Place as shown on plan                                                                                                                                               |
| Phase III<br>(POST-CON)                  | E - Final Grading, Paving & Landscaping       | 06                | Final Seeding, Sod, and Landscaping | N/A                 | Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility) |

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
  - Delineate the outer limits of any natural stream corridor designated with construction fencing.
  - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
  - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
  - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
  - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
    - During active construction phases - at least once per week
    - During periods of inactivity - at least once per 14 days
    - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
  - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
  - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.

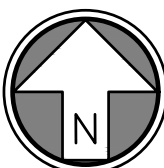
EROSION CONTROL LEGEND

- DISTURBED AREA (2.94 AC)
- SILT/SEDIMENT FENCE
- TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING:

- TEMPORARY CONSTRUCTION ENTRANCE
- FILTER FABRIC SILT FENCE
- STORM INLET PROTECTION
- CONCRETE WASH-OUT



GRAPHIC SCALE  
20 0 20

ARCHITECT OF RECORD

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CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |          |            |          |
|-------------------|----------|------------|----------|
| PROJECT NUMBER    |          |            | 62910099 |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |          |
| BRR               | BRR      |            |          |
| PROFESSIONAL SEAL |          |            |          |



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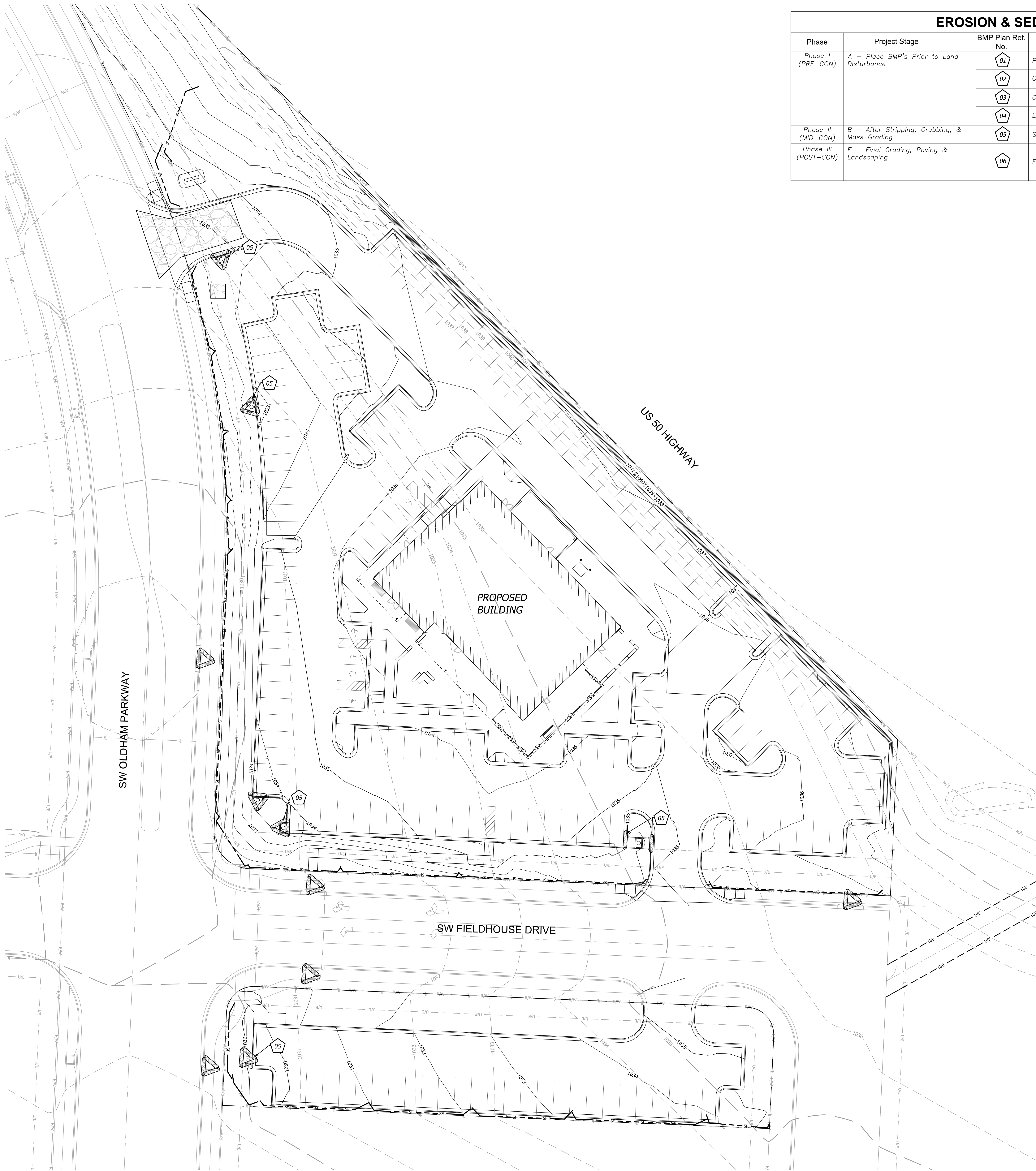
SHEET NAME

PRE-CONSTRUCTION EROSION

SHEET NUMBER

C500

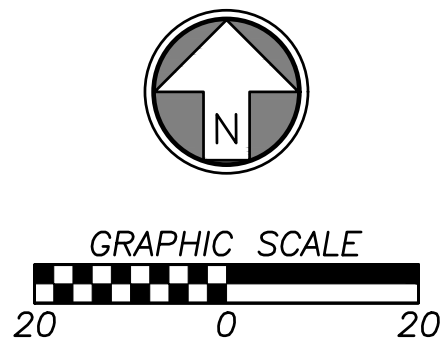




| EROSION & SEDIMENT CONTROL STAGING CHART |                                               |                   |                                     |                     |                                                                                                                                                                      |
|------------------------------------------|-----------------------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase                                    | Project Stage                                 | BMP Plan Ref. No. | BMP Description                     | Remove After Stage: | Notes:                                                                                                                                                               |
| Phase I<br>(PRE-CON)                     | A - Place BMP's Prior to Land Disturbance     | 01                | Perimeter Silt Fence                | E                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 02                | Concrete Entrance & Staging Area    | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 03                | Concrete Wash-Out                   | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                               | 04                | Existing Inlet Protection           | E                   | Place as shown on plan                                                                                                                                               |
| Phase II<br>(MID-CON)                    | B - After Stripping, Grubbing, & Mass Grading | 05                | Storm Inlet Protection              | E                   | Place as shown on plan                                                                                                                                               |
| Phase III<br>(POST-CON)                  | E - Final Grading, Paving & Landscaping       | 06                | Final Seeding, Sod, and Landscaping | N/A                 | Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility) |

- 000 DETAILS**
- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
  - 600 TEMPORARY CONSTRUCTION ENTRANCE
  - 601 FILTER FABRIC SILT FENCE
  - 603 STORM INLET PROTECTION
  - 604 CONCRETE WASH-OUT

- EROSION CONTROL LEGEND**
- DISTURBED AREA (2.94 AC)
  - SF SILT/SEDIMENT FENCE
  - INLET PROTECTION FILTER BAGS
  - CONSTRUCTION ENTRANCE
  - STAGING AREA
  - CONCRETE CLEANOUT



ARCHITECT OF RECORD

brr

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CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |  |          |          |            |  |
|-------------------|--|----------|----------|------------|--|
| PROJECT NUMBER    |  |          | 62910099 |            |  |
| PROJECT MANAGER   |  | DRAWN BY |          | CHECKED BY |  |
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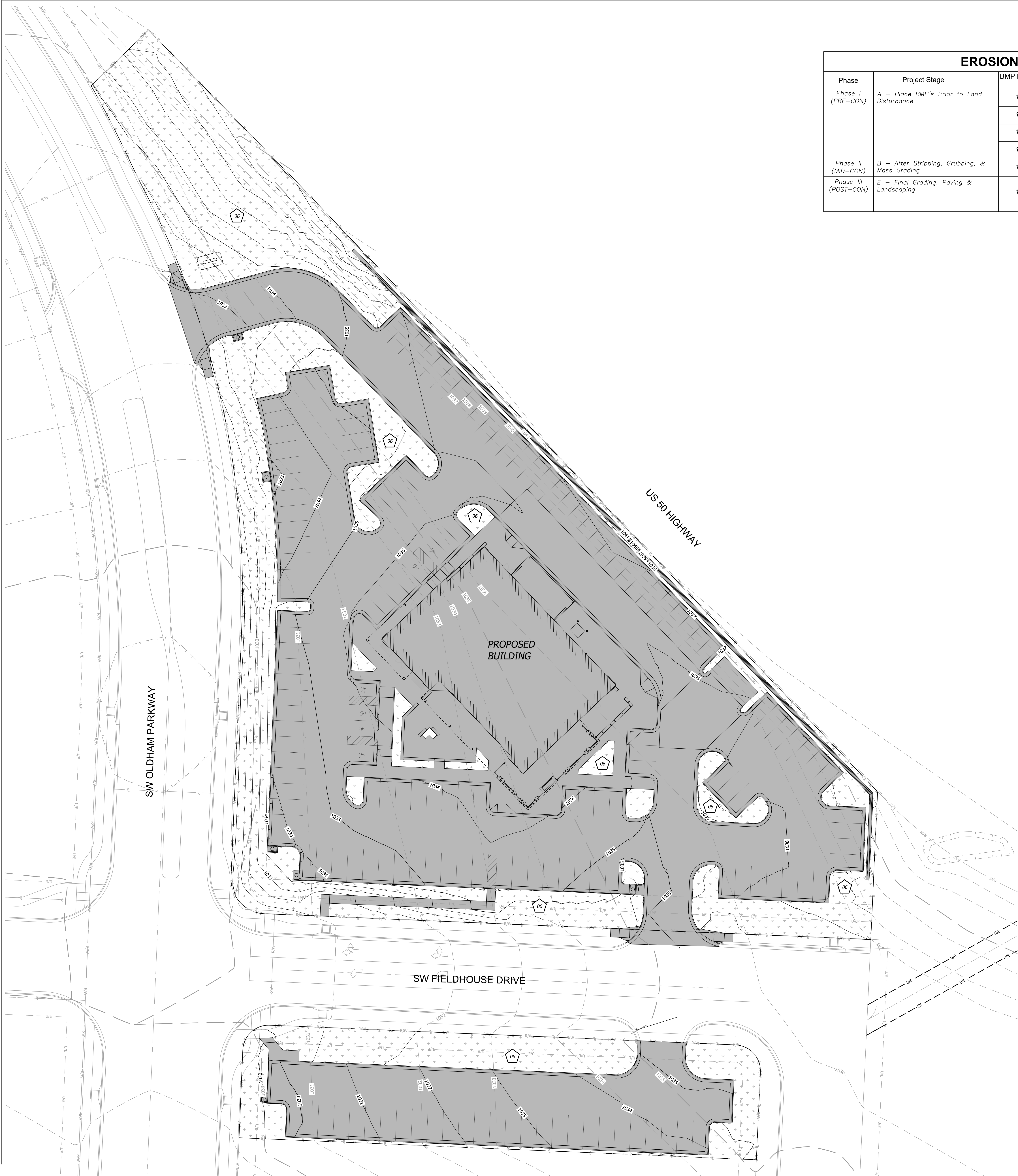
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SHEET NAME

MID-CONSTRUCTION EROSION

SHEET NUMBER

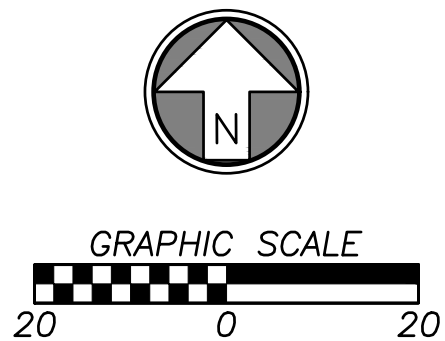




| EROSION & SEDIMENT CONTROL STAGING CHART |                                                |                   |                                     |                     |                                                                                                                                                                      |
|------------------------------------------|------------------------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase                                    | Project Stage                                  | BMP Plan Ref. No. | BMP Description                     | Remove After Stage: | Notes:                                                                                                                                                               |
| Phase I<br>(PRE-CON)                     | A -- Place BMP's Prior to Land Disturbance     | 01                | Perimeter Silt Fence                | E                   | Place as shown on plan                                                                                                                                               |
|                                          |                                                | 02                | Concrete Entrance & Staging Area    | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                                | 03                | Concrete Wash-Out                   | D                   | Place as shown on plan                                                                                                                                               |
|                                          |                                                | 04                | Existing Inlet Protection           | E                   | Place as shown on plan                                                                                                                                               |
| Phase II<br>(MID-CON)                    | B -- After Stripping, Grubbing, & Mass Grading | 05                | Storm Inlet Protection              | E                   | Place as shown on plan                                                                                                                                               |
| Phase III<br>(POST-CON)                  | E -- Final Grading, Paving & Landscaping       | 06                | Final Seeding, Sod, and Landscaping | N/A                 | Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility) |

| EROSION CONTROL LEGEND |                                         |
|------------------------|-----------------------------------------|
|                        | DISTURBED AREA (2.94 AC)                |
|                        | FINAL SEEDING<br>(SOD &/OR LANDSCAPING) |
|                        | IMPERVIOUS AREA (2.00 AC)               |

- 000 DETAILS**  
• SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
  - 601 FILTER FABRIC SILT FENCE
  - 603 STORM INLET PROTECTION
  - 604 CONCRETE WASH-OUT



ARCHITECT OF RECORD

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CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |          |            |  |
|-------------------|----------|------------|--|
| PROJECT NUMBER    |          | 62910099   |  |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |  |
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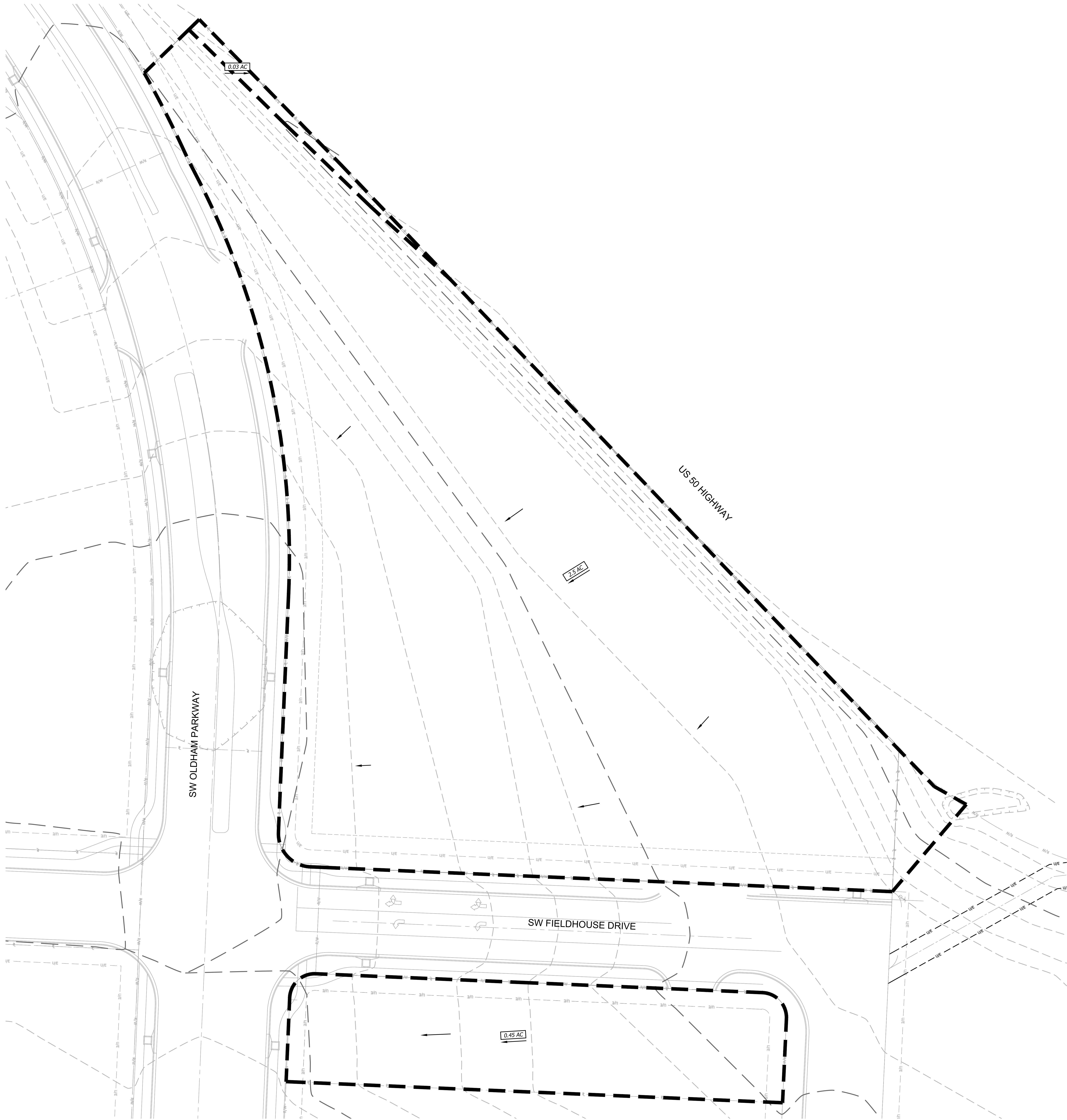
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SHEET NAME  
**POST-CONSTRUCTION  
EROSION**  
SHEET NUMBER

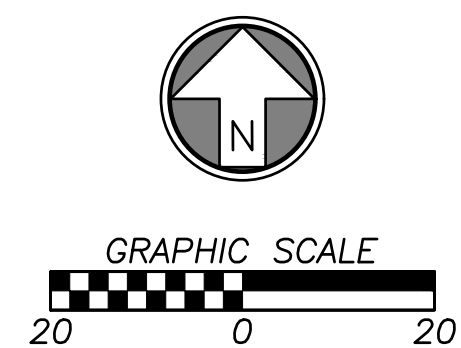
C502



04/04/2025



- DRAINAGE LEGEND**
- DRAINAGE AREA BOUNDARY
  - DRAINAGE DIRECTION
  - Field AREA/DIRECTION OF DRAINAGE BOUNDARY
  - 980 EXISTING GRADE MAJOR CONTOUR
  - 982 EXISTING GRADE MINOR CONTOUR
  - P PROPERTY LINE
  - R/W RIGHT-OF-WAY LINE



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PROJECT TITLE

**Q39 (SHELL)**  
**LEE'S SUMMIT, MO**  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                 |          |            |          |
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SHEET NAME

EXISTING DRAINAGE MAP

SHEET NUMBER

C600





04/04/2025

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LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

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| 1      | 04/04/2025 |          | PROPOSED DRAINAGE MAP |

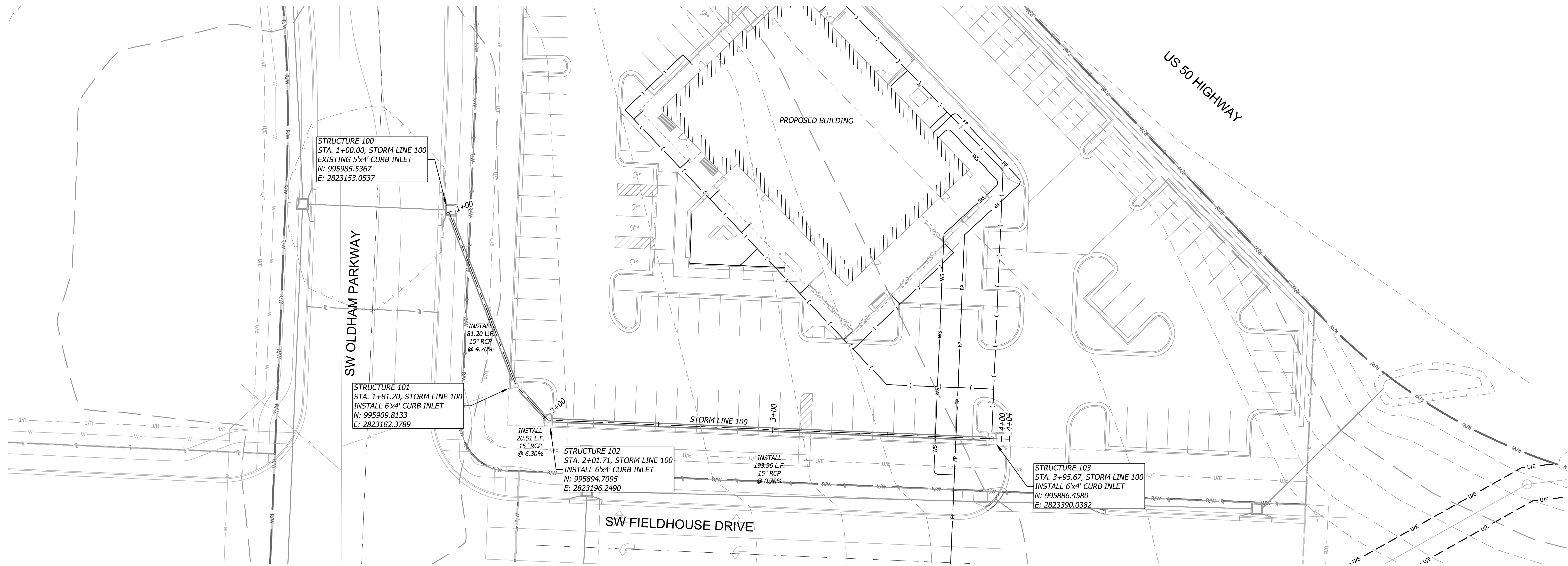
SHEET NAME

PROPOSED DRAINAGE MAP

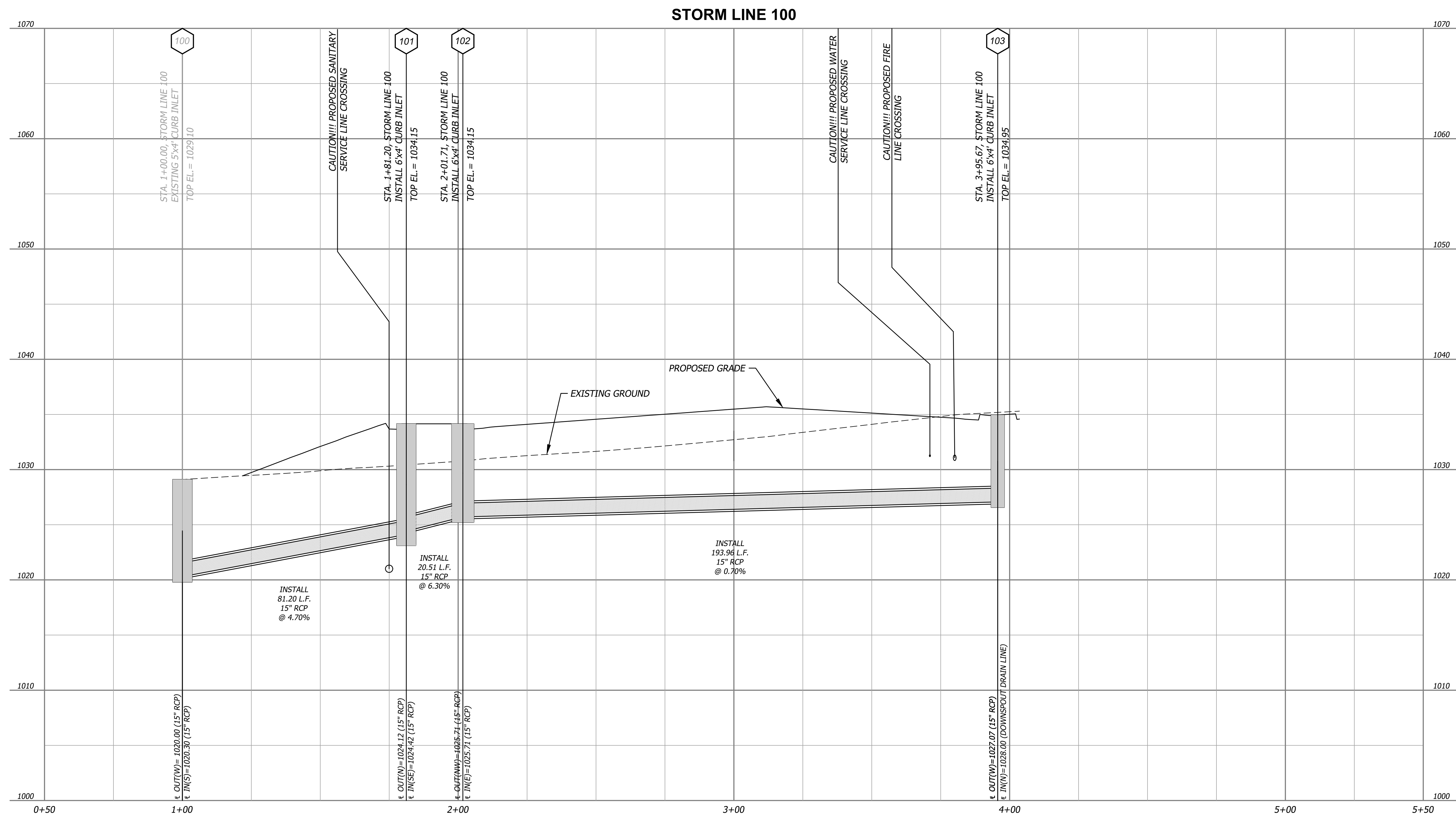
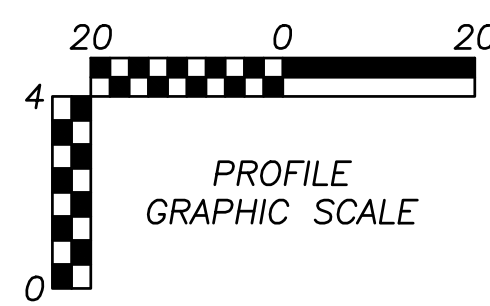
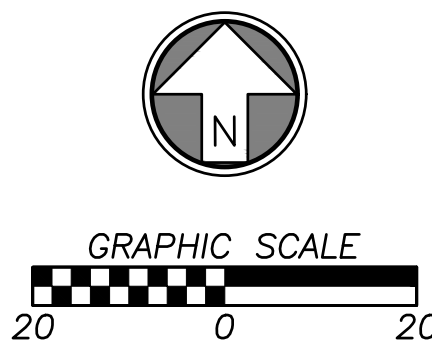
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C601





**STORM NOTE**  
All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.



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CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |          |            |  |
|-------------------|----------|------------|--|
| PROJECT NUMBER    |          | 62910099   |  |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |  |
| BRR               | BRR      |            |  |
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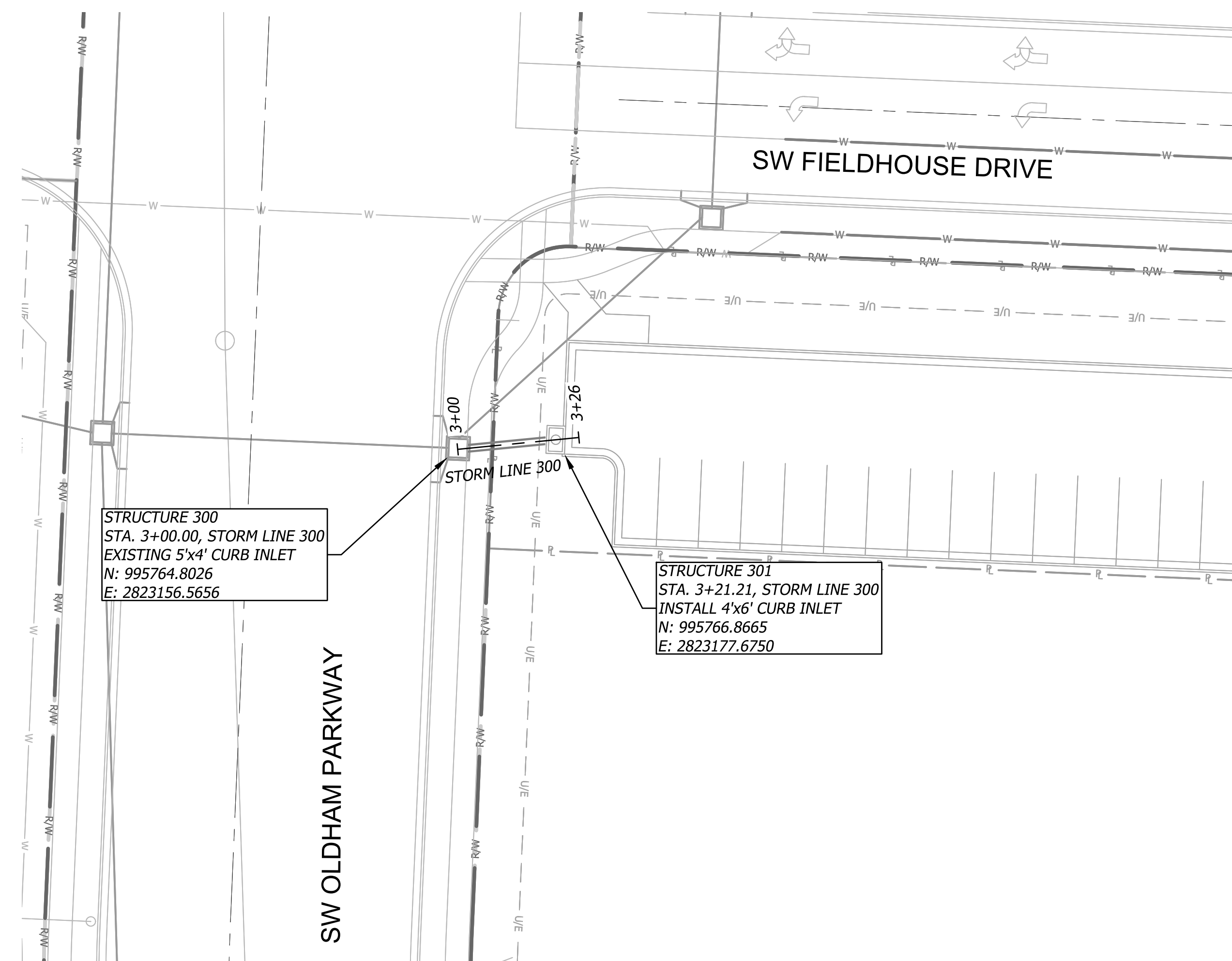
SHEET NAME

STORM LINE 100

SHEET NUMBER

C700





### **STORM NOTE**

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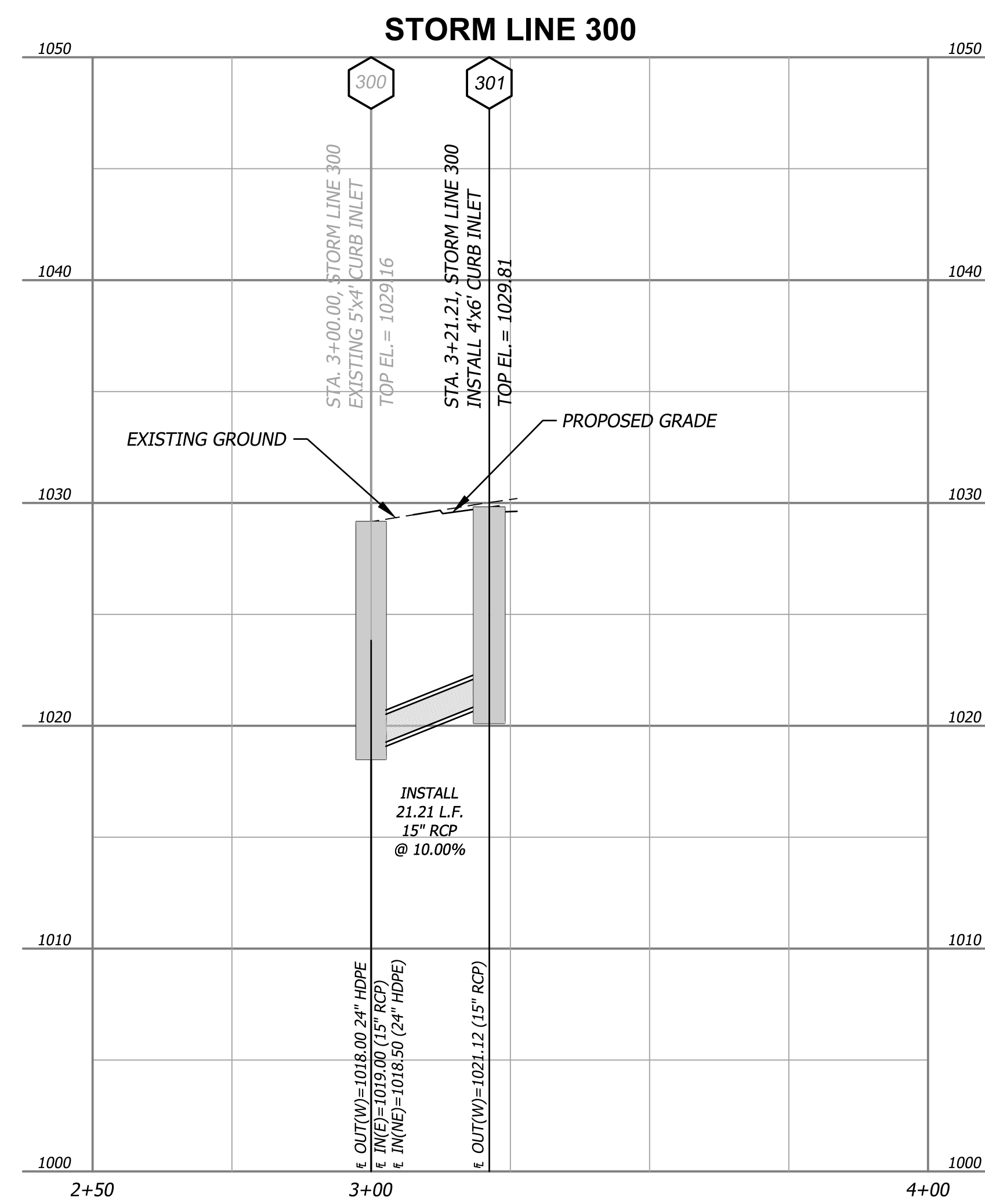
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**CLIENT**

PROJECT TITLE \_\_\_\_\_

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO



|                   |          |            |
|-------------------|----------|------------|
| PROJECT NUMBER    |          | 62910099   |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |
| BRR               | BRR      |            |
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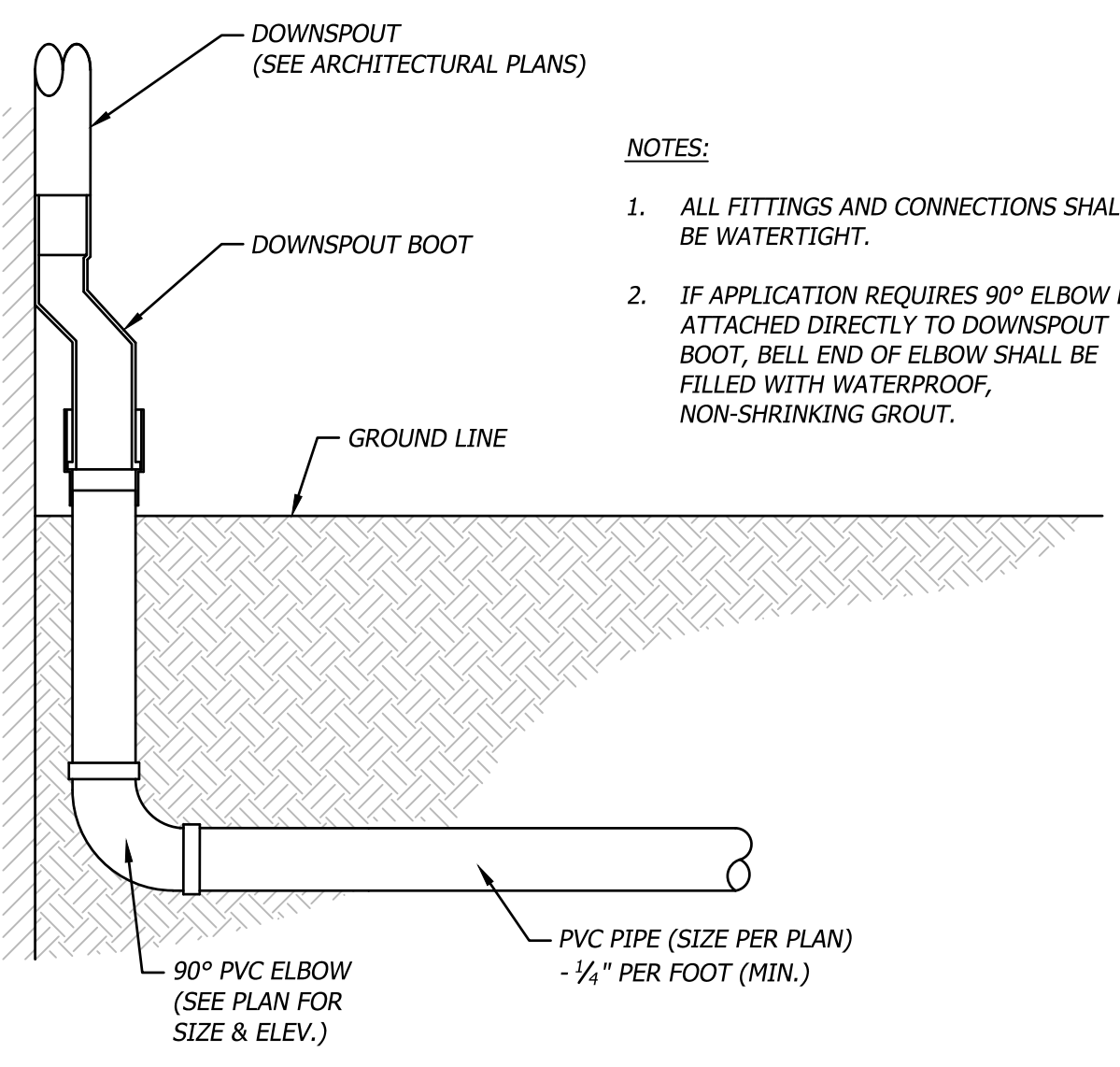
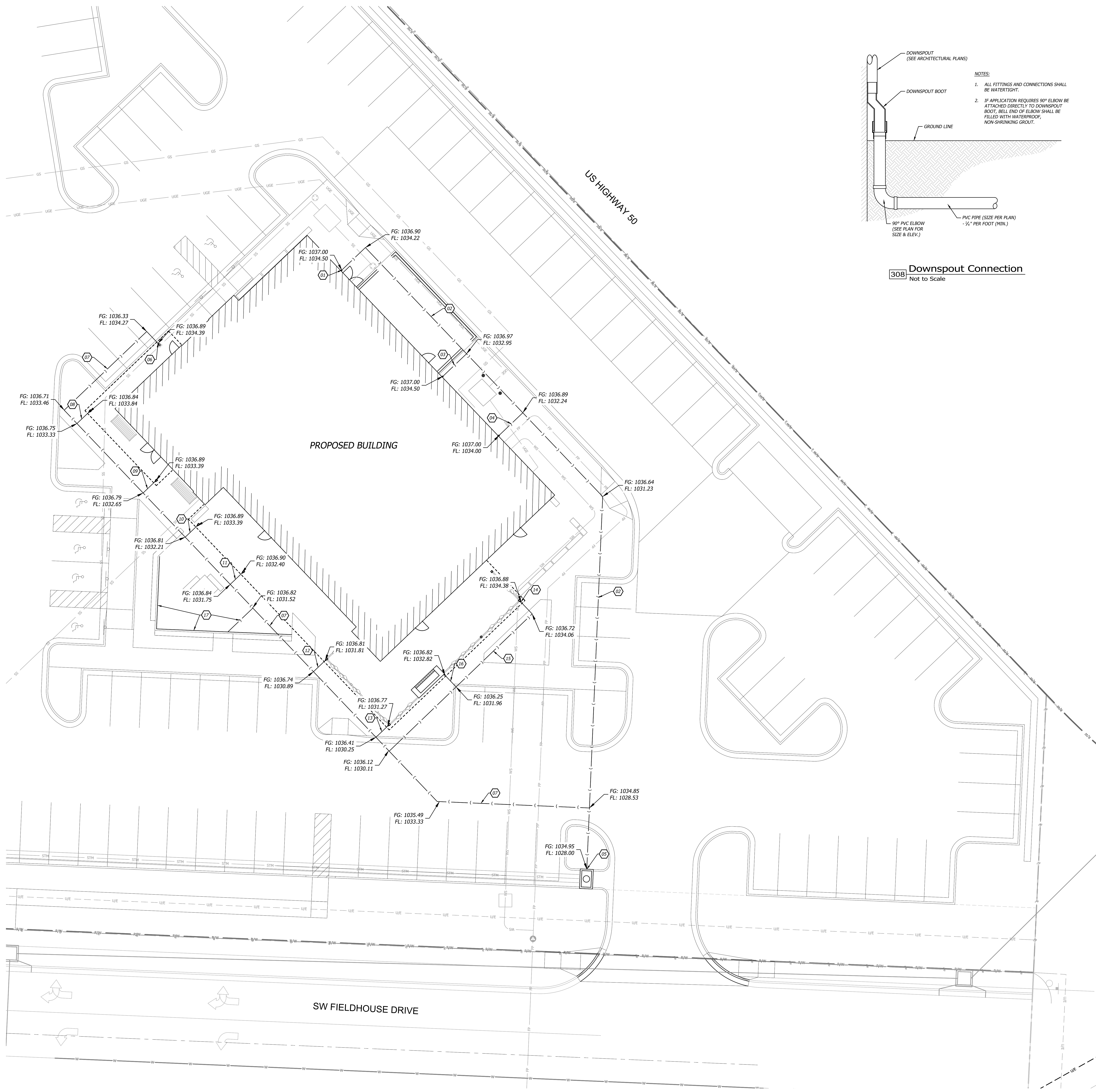
SHEET NAME

**STORM LINE 200 & 300**

*C701*



04/04/2025



308 Downspout Connection  
Not to Scale

GENERAL NOTES

1. All lengths/slopes of roof drain lines are approximate. Contractor to obtain own quantities.
2. Contractor to ensure 6" minimum separation between roof drain and any utility crossing. Contractor to call civil engineer if any conflicts between utilities are found.

NOTES:

1. ALL FITTINGS AND CONNECTIONS SHALL BE WATERTIGHT.
2. IF APPLICATION REQUIRES 90° ELBOW BE ATTACHED DIRECTLY TO DOWNSPOUT BOOT. BELL END OF ELBOW SHALL BE FILLED WITH WATERPROOF, NON-SHRINKING GROUT.

ROOF DRAIN NOTES

- 01 CONNECT 12" DOWNSPOUT PIPE UNDERGROUND TO BUILDING DOWNSPOUT;  
REFER TO DOWNSPOUT DETAIL 308 ON C702  
ε = 1034.5'
- 02 INSTALL 229.8 LF OF 12" PVC DRAIN PIPE @ 2.8%
- 03 INSTALL 10.0 LF OF 6" PVC DRAIN PIPE @ 15.5%
- 04 INSTALL 10.0 LF OF 6" PVC DRAIN PIPE @ 17.6%
- 05 CONNECT DOWNSPOUT DRAIN PIPE TO INLET @ FL 1028.0'
- 06 CONNECT 12" DOWNSPOUT PIPE UNDERGROUND TO CANOPY DOWNSPOUT;  
REFER TO DOWNSPOUT DETAIL 308 ON C702  
ε = 1034.39'
- 07 INSTALL 252.45 LF OF 12" PVC DRAIN PIPE @ 2.3%
- 08 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 10.2%
- 09 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 14.8%
- 10 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 14.8%
- 11 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 13.0%
- 12 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 18.4%
- 13 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 20.4%
- 14 CONNECT 6" DOWNSPOUT PIPE UNDERGROUND TO CANOPY DOWNSPOUT;  
REFER TO DOWNSPOUT DETAIL 308 ON C702  
ε = 1034.38'
- 15 INSTALL 65.78 LF OF 6" PVC DRAIN PIPE @ 6.5%
- 16 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 17.2%
- 17 4" PERFORATED HDPE UNDERDRAIN

ROOF DRAIN LEGEND

- |     |                           |
|-----|---------------------------|
| RD  | PROPOSED ROOF LINE DRAIN  |
| SS  | PROPOSED STORM SEWER LINE |
| R/W | RIGHT-OF-WAY LINE         |
| ε   | PROPERTY LINE             |

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.  
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BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

PROJECT NUMBER

62910099

PROJECT MANAGER

BRR

DRAWN BY

BRR

CHECKED BY

PROFESSIONAL SEAL

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REVISIONS AND REVISIONS

| NUMBER | DATE       | DESCRIPTION       |
|--------|------------|-------------------|
| 1      | 04/04/2025 | ISSUED FOR PERMIT |

SHEET NAME

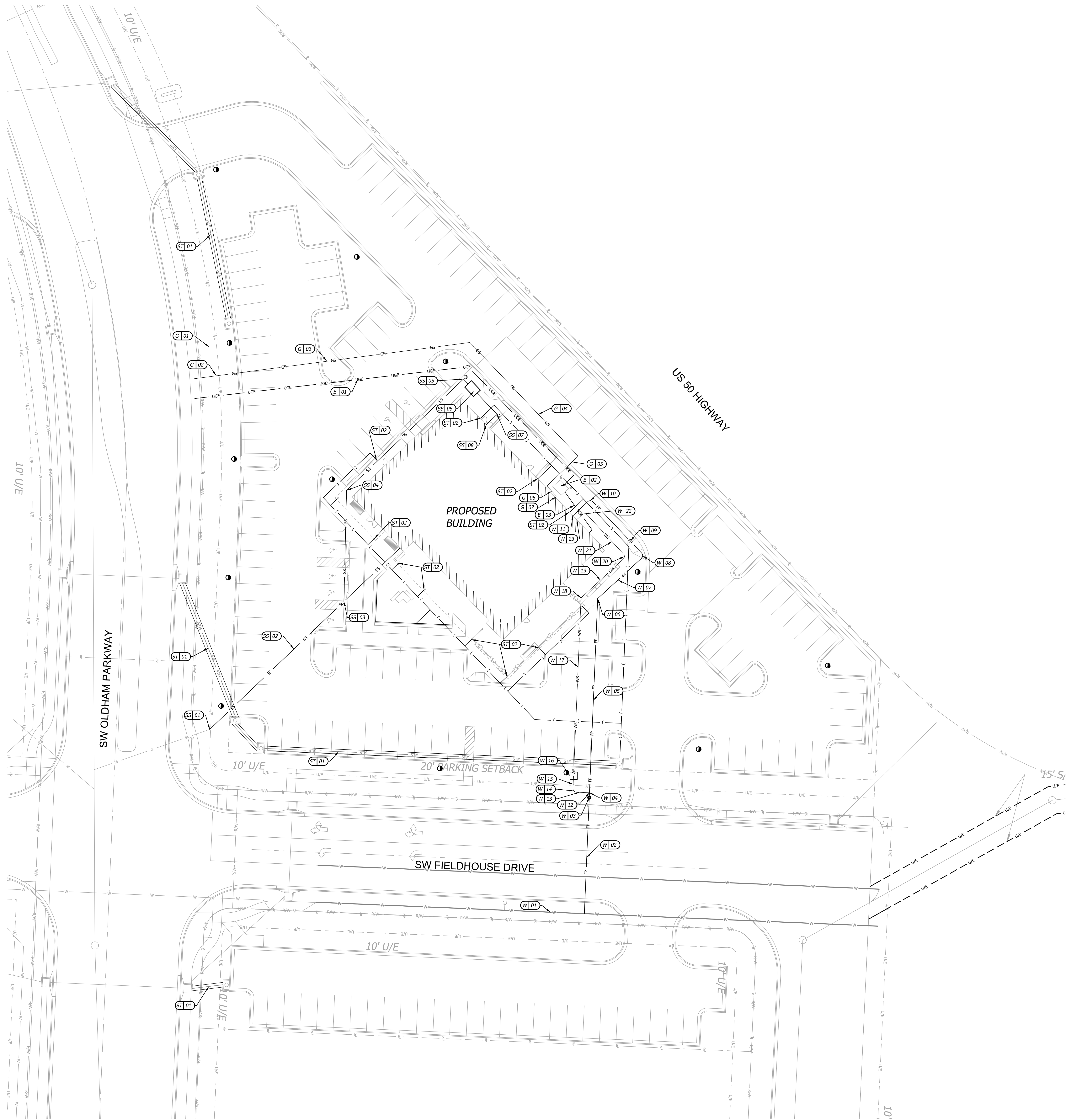
DOWNSPOUT PIPE PLAN

SHEET NUMBER

C702

BRR ORIGINAL PRINTED ON RECYCLED PAPER





**CONSTRUCTION NOTES**

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT  
01 EXISTING 8" WATER MAIN LINE  
02 EXISTING WATER STUB  
03 CONNECT TO EXISTING WATER MAIN STUB  
04 INSTALL 6"x2" TEE FC. W.  
05 INSTALL 107.6 LF OF 6" FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42".  
06 INSTALL 45" BEND.  
07 INSTALL 32.1 LF OF 6" FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42".  
08 INSTALL ELBOW FITTING.  
09 INSTALL 38.2 LF OF 6" FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42".  
10 INSTALL ELBOW FITTING.  
11 INSTALL 17 LF OF 6" FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42" AND CONNECT TO BUILDING.  
12 CONNECT 2" DOMESTIC SERVICE LINE TO 6"x2" TEE FC. W.  
13 INSTALL 7 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER.  
14 INSTALL ELBOW FITTING.  
15 INSTALL 4.8 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER.  
16 INSTALL WATER METER.  
17 INSTALL 94 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42 COVER.  
18 INSTALL 45" BEND.  
19 INSTALL 31 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER.  
20 INSTALL ELBOW FITTING.  
21 INSTALL 28.7 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER.  
22 INSTALL ELBOW FITTING.  
23 INSTALL 4 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER AND CONNECT TO BUILDING.
- E - ELECTRIC SERVICE INFORMATION - EVERGY  
CONTRACTOR TO CONTACT EVERGY FOR FINAL PLANS OF MASTER DEVELOPMENT FOR CONNECTION SPOT.  
01 EVERGY TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRICAL STRUCTURE.  
CONTRACTOR TO INSTALL CONDUIT.  
02 PROPOSED TRANSFORMER PAD.  
03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REFER TO: ELECTRICAL PLAN.
- G - GAS SERVICE INFORMATION - SPIRE  
CONTRACTOR TO CONTACT SPIRE FOR FINAL PLANS OF MASTER DEVELOPMENT CONNECTION SPOT.  
01 EXISTING 4" GAS MAIN.  
02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.  
03 INSTALL 152 LF GAS SERVICE LINE.  
04 INSTALL 85 LF GAS SERVICE LINE.  
05 INSTALL 23 LF GAS SERVICE LINE.  
06 INSTALL 7 LF GAS SERVICE LINE.  
07 GAS METER CONNECTION TO BLDG.; REFER TO: PLUMBING PLAN.
- ST - STORM SEWER INFORMATION - CITY OF LEE'S SUMMIT  
01 STORM SEWER LINE; REFER TO: SHEET C700-C701  
02 ROOF DRAINS; REFER TO: SHEET C702
- SS - SANITARY SEWER INFORMATION  
01 CONNECT TO EXISTING SANITARY STUB.  
FL = 1019.5'  
02 INSTALL 142 LF OF SANITARY SERVICE LINE @ 9.52% AND CONNECT INTO BUILDING  
FL = 1033.0'  
03 INSTALL WYE  
FL = 1029.04'  
04 INSTALL 60 LF OF SANITARY SERVICE LINE @ 2.18% AND INSTALL WYE  
FL = 1030.34'  
05 INSTALL 87 LF OF SANITARY SERVICE LINE @ 2.18%  
FL = 1032.25'  
06 INSTALL HDPE GREASE INTERCEPTOR; REFER TO MEP PLANS  
07 INSTALL WYE AND CLEAN OUT  
FL = 1032.82'  
08 INSTALL 8 LF OF SANITARY SERVICE LINE @ 2.18% AND CONNECT TO BUILDING  
FL = 1033.0'

**UTILITY NOTES**

- Contractor shall refer to all specifications, guidelines, and installation drawings from Waterone, Spire, Spectrum/AT&T, JCW, City of Lee's Summit Storm, and Evergy for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
  - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
  - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
  - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
- Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.

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CLIENT

PROJECT TITLE

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |          |            |
|-------------------|----------|------------|
| PROJECT NUMBER    |          | 62910099   |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |
| BRR               | BRR      |            |
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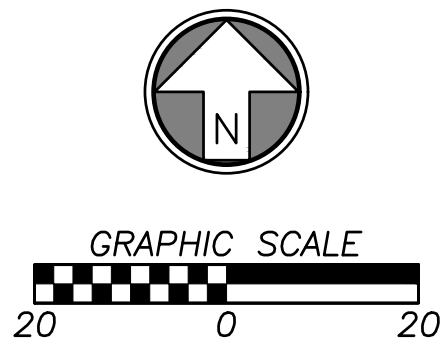
| ISSUES AND REVISIONS |      |       |             |
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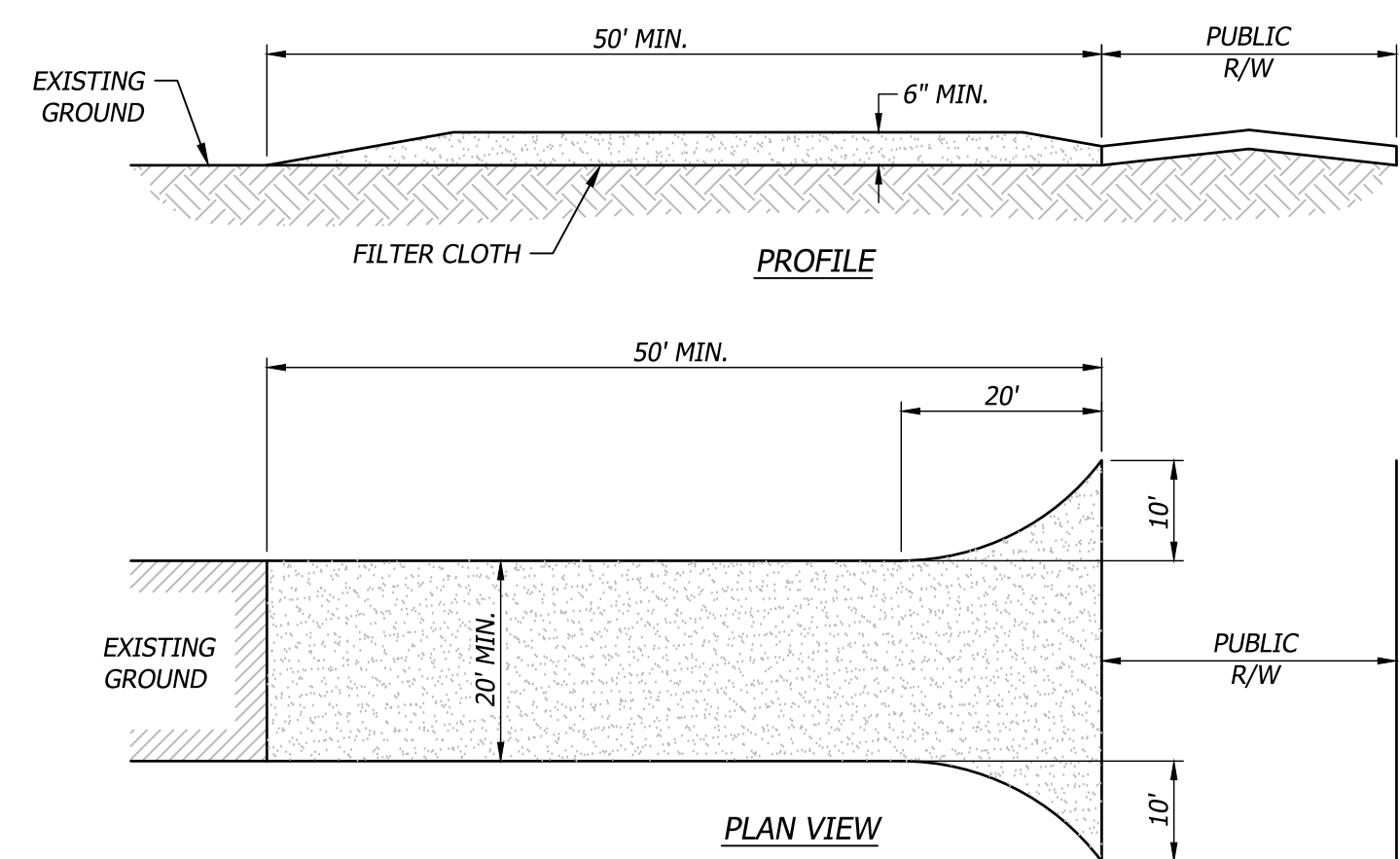
UTILITY PLAN

SHEET NUMBER

C800

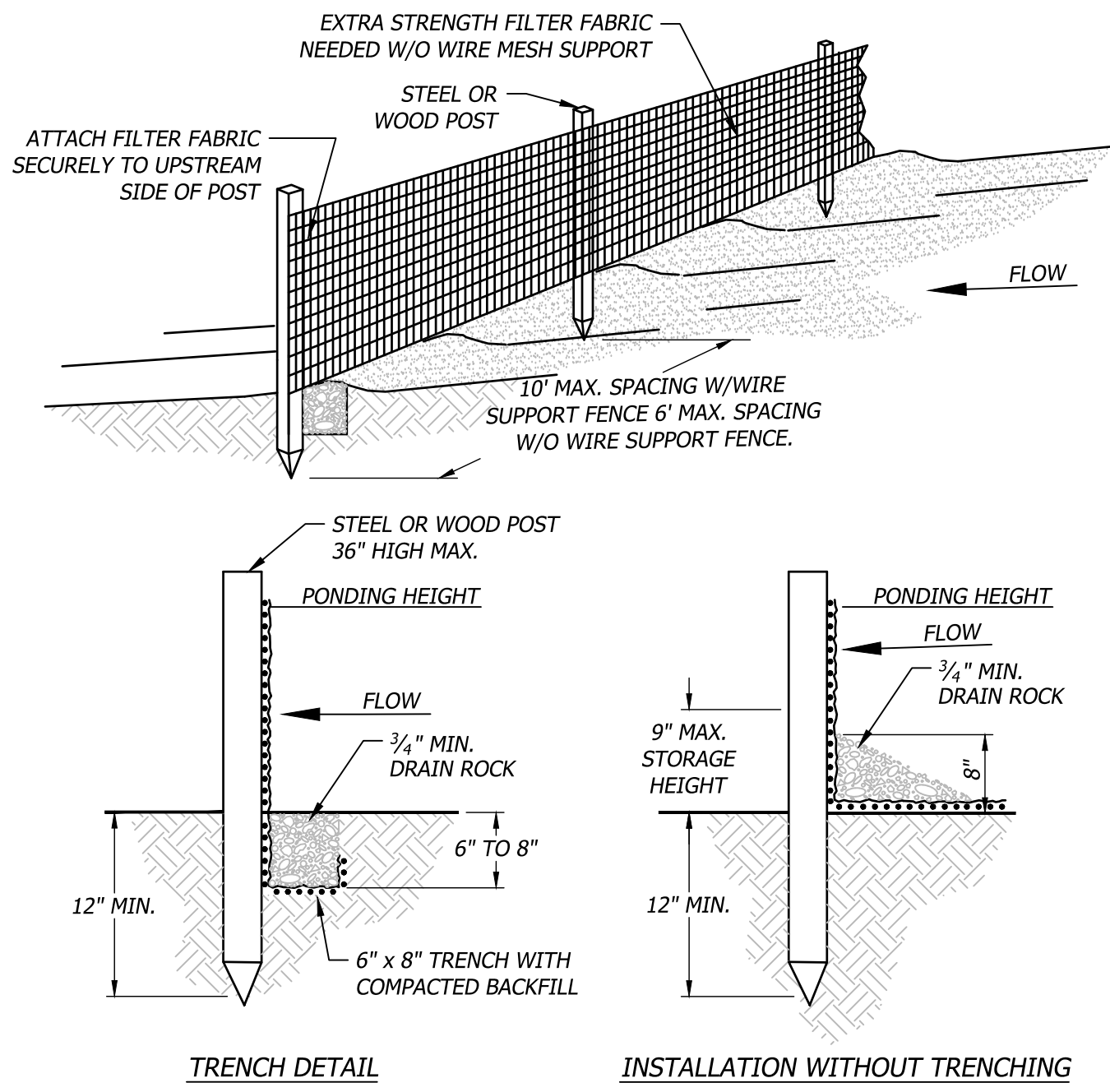






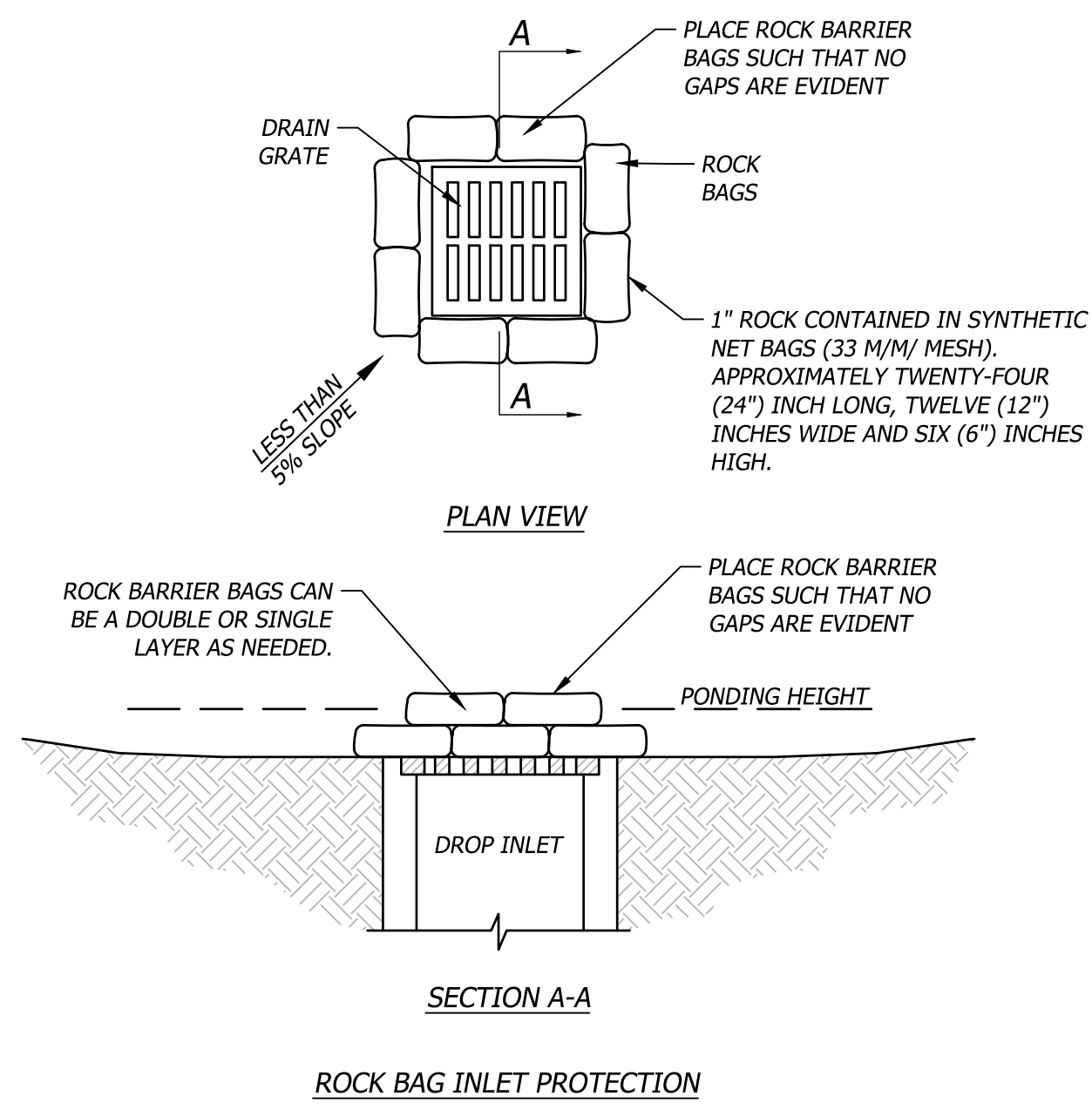
- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE - USE (3) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
  2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**600 Temporary Construction Entrance**  
Not to Scale



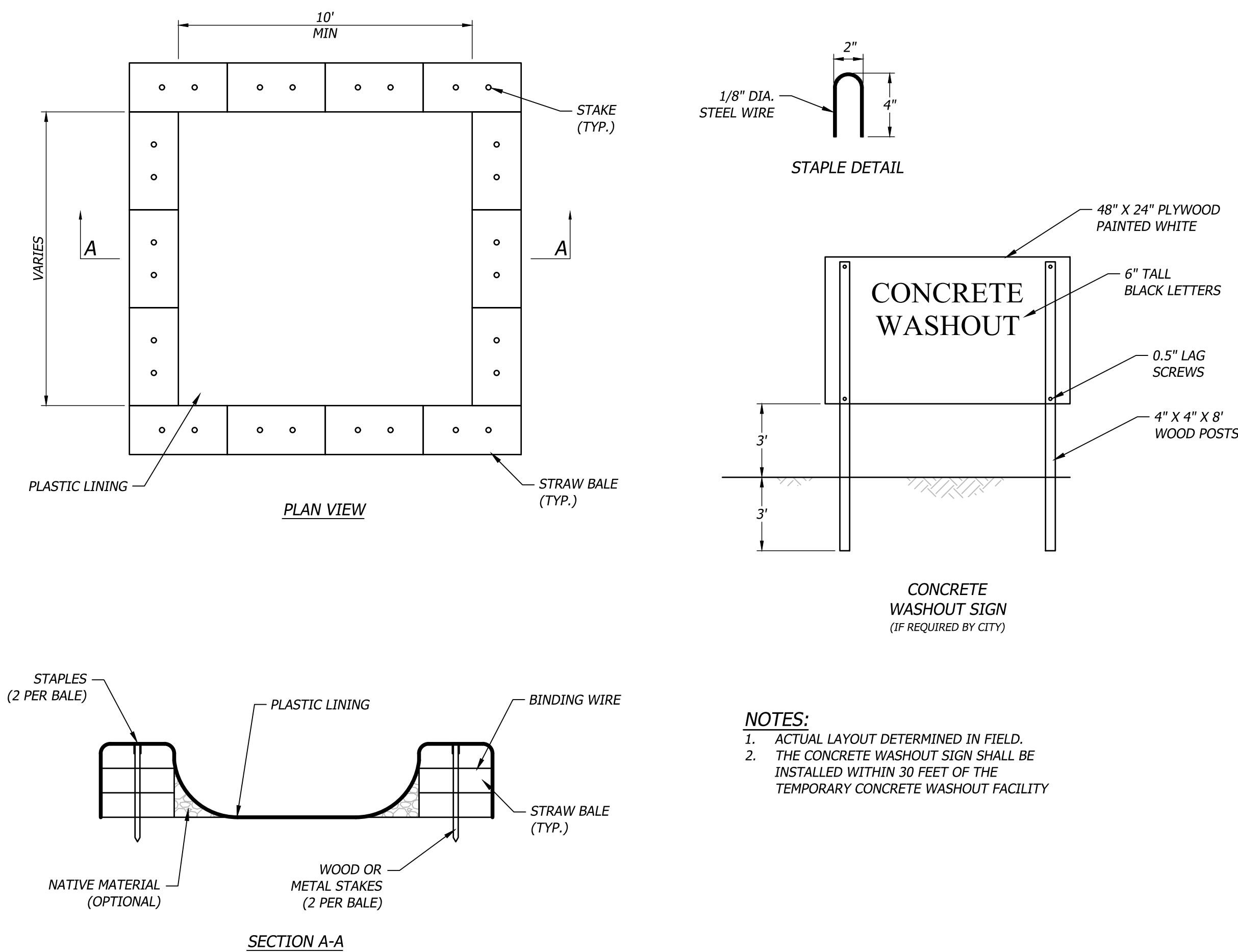
- NOTES:**
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
  2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
  3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>
  4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

**601 Filter Fabric Silt Fence**  
Not to Scale



- CATCH BASIN**
1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
  3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**603 Storm Inlet Protection**  
Not to Scale



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD.
  2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

**604 Concrete Washout**  
Not to Scale

|                   |          |            |
|-------------------|----------|------------|
| PROJECT NUMBER    |          | 62910099   |
| PROJECT MANAGER   | DRAWN BY | CHECKED BY |
| BRR               | BRR      |            |
| PROFESSIONAL SEAL |          |            |



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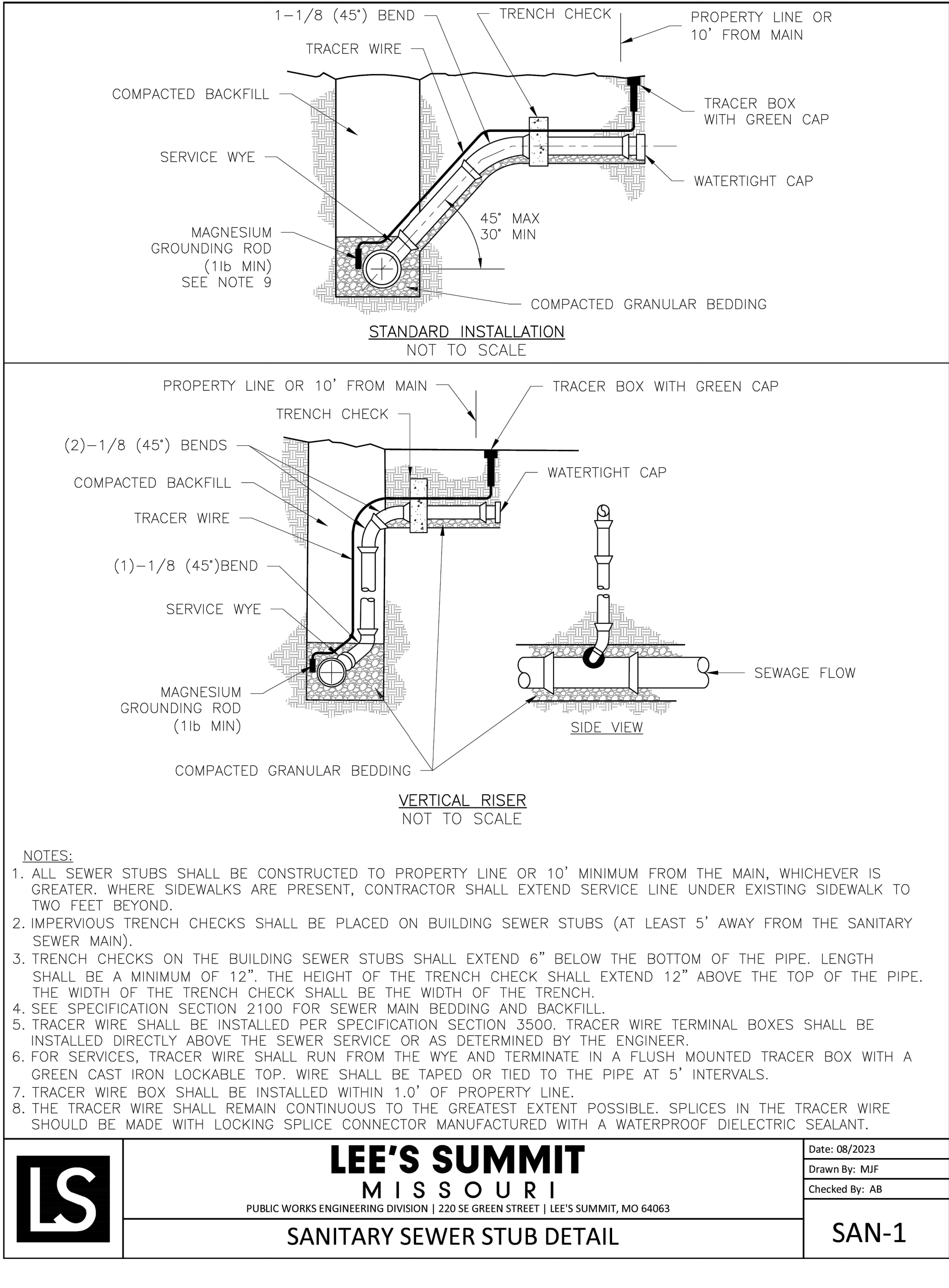
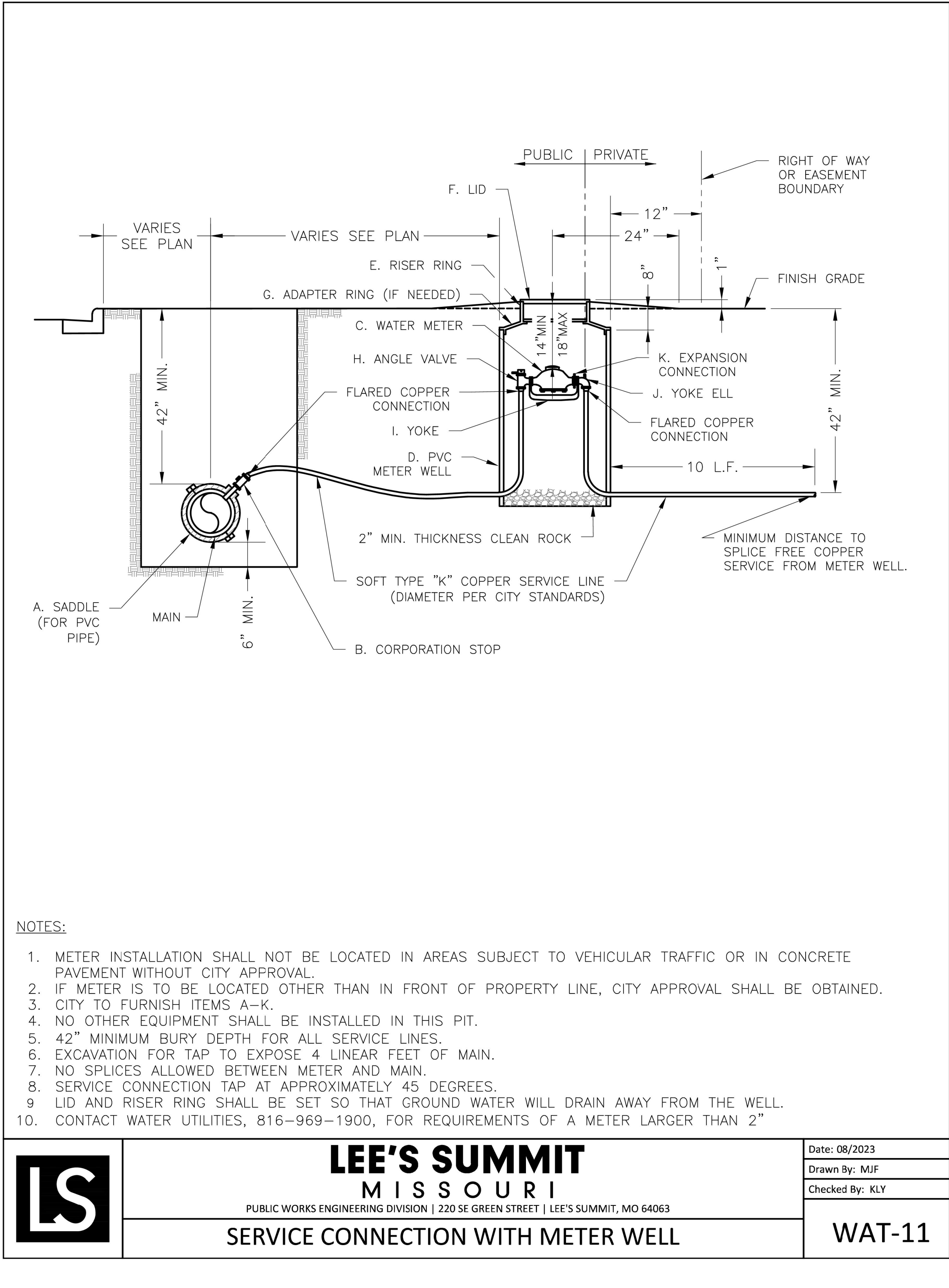
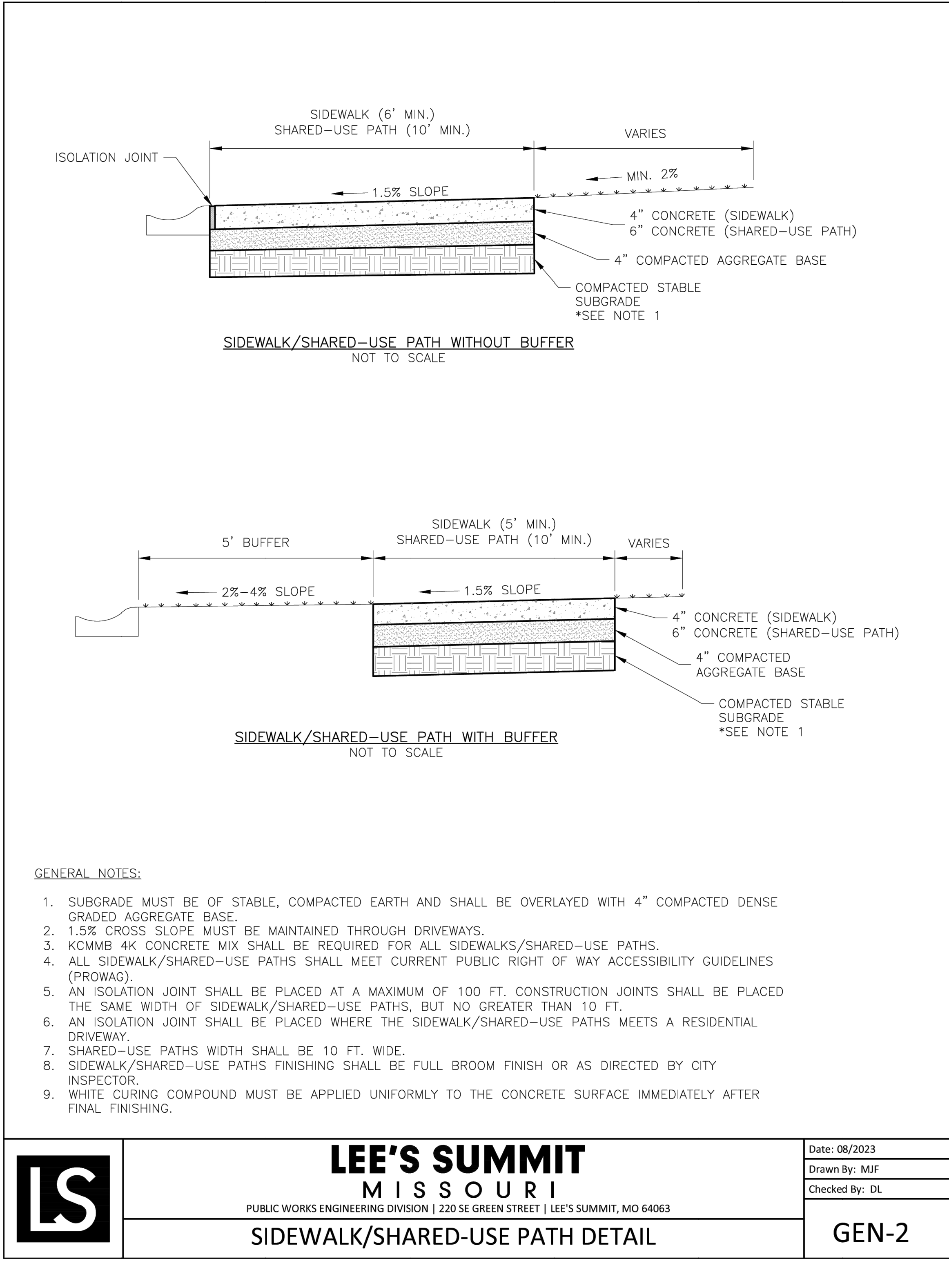
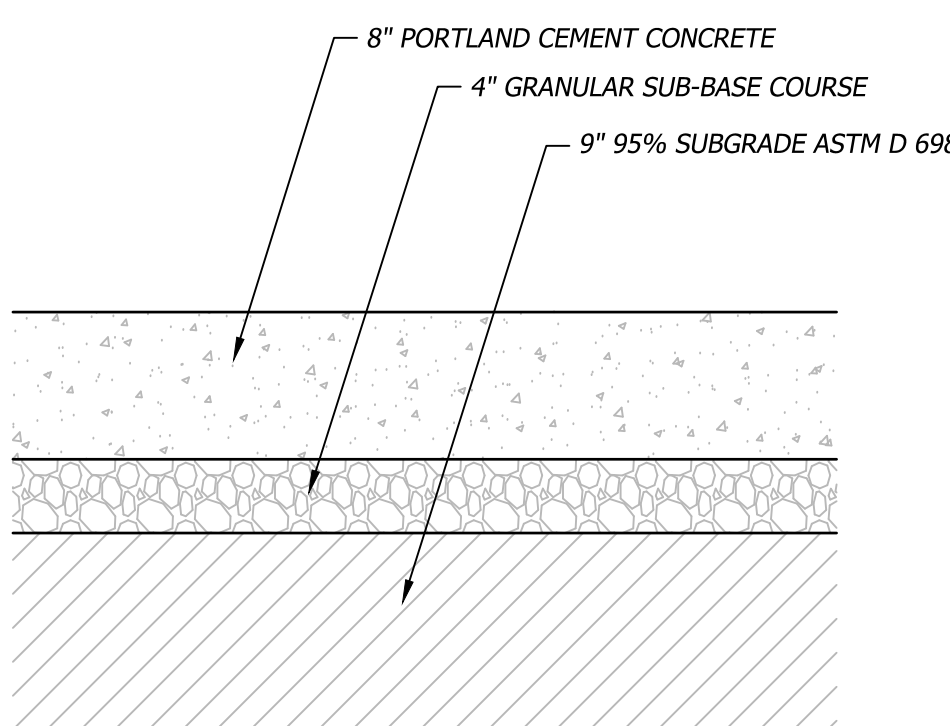
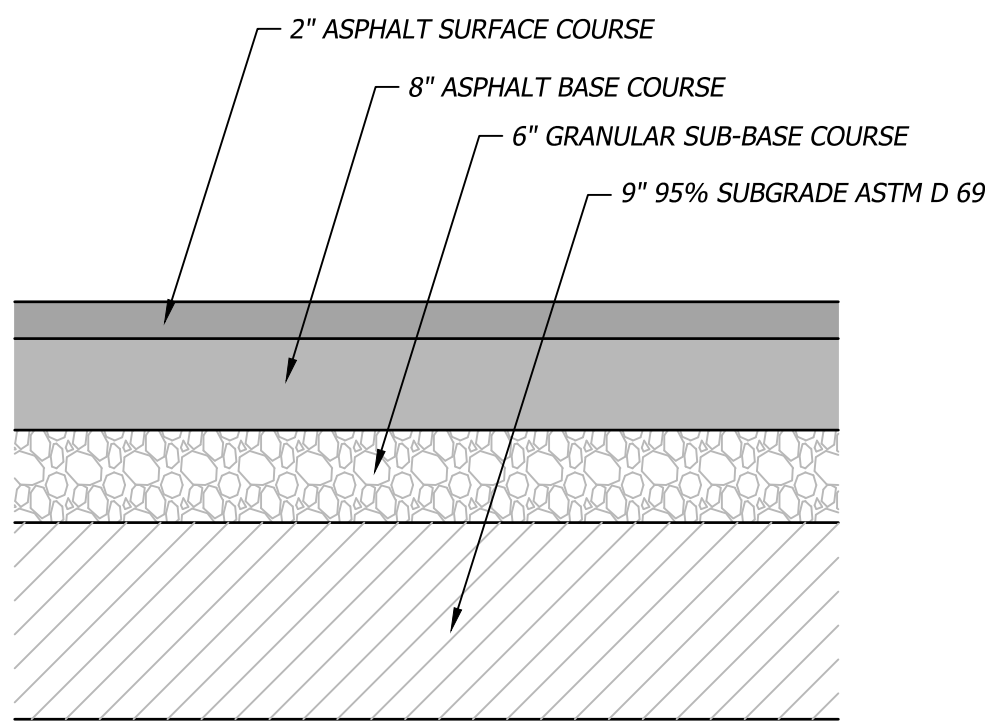
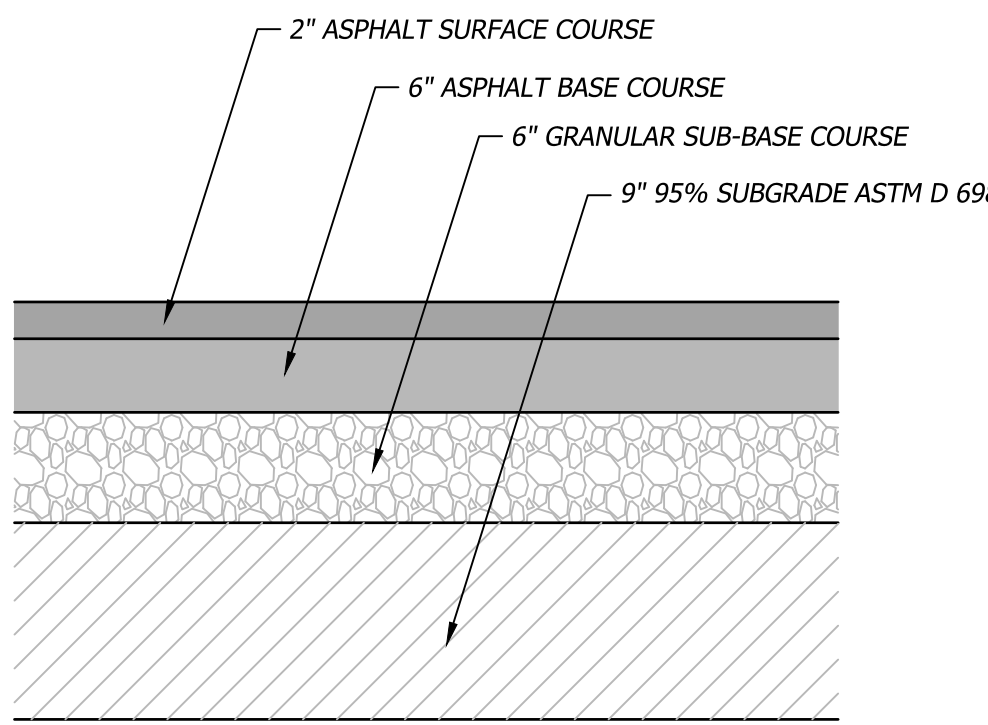
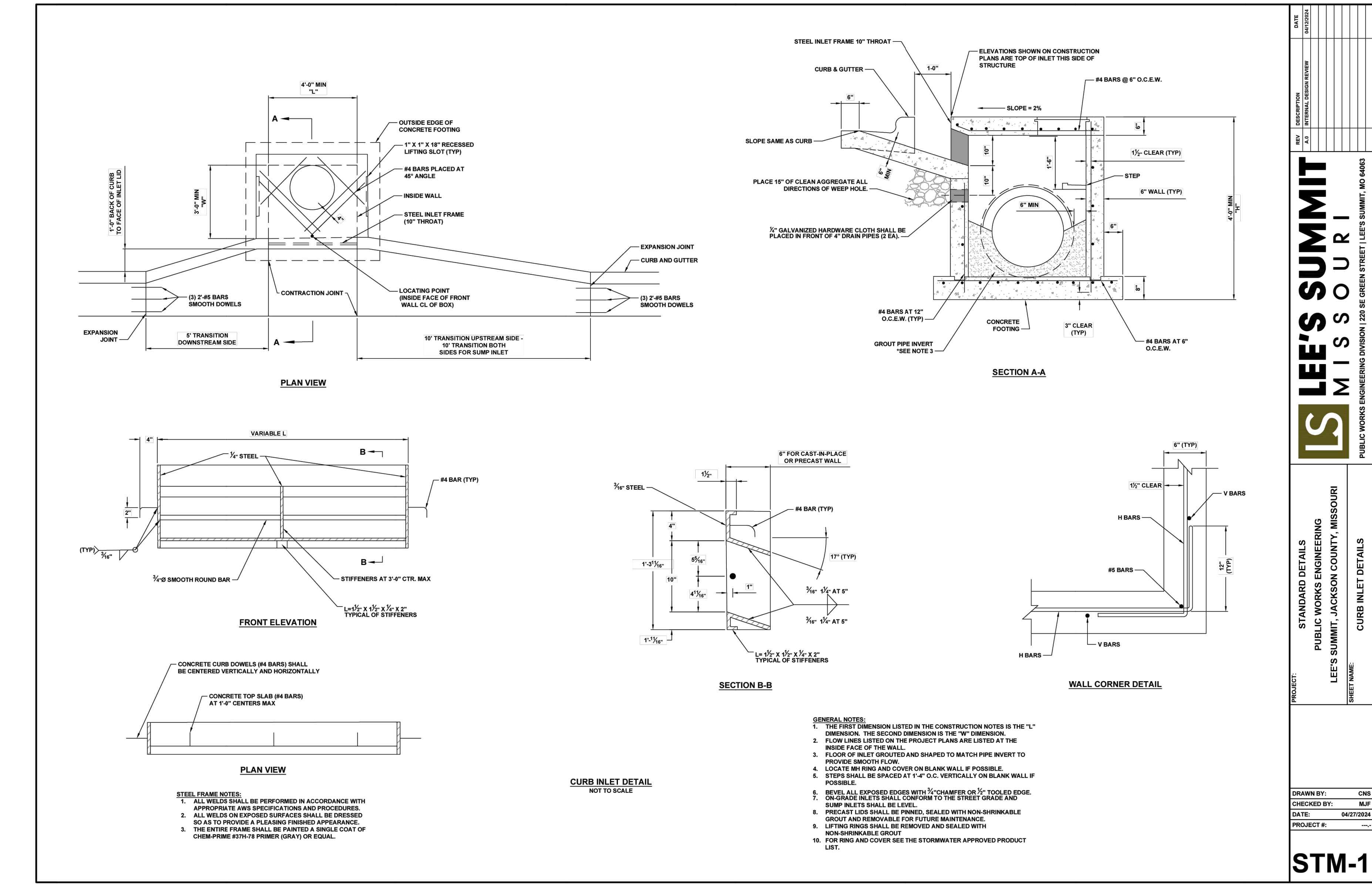
SHEET NAME

EROSION CONTROL DETAILS

SHEET NUMBER

**C900**

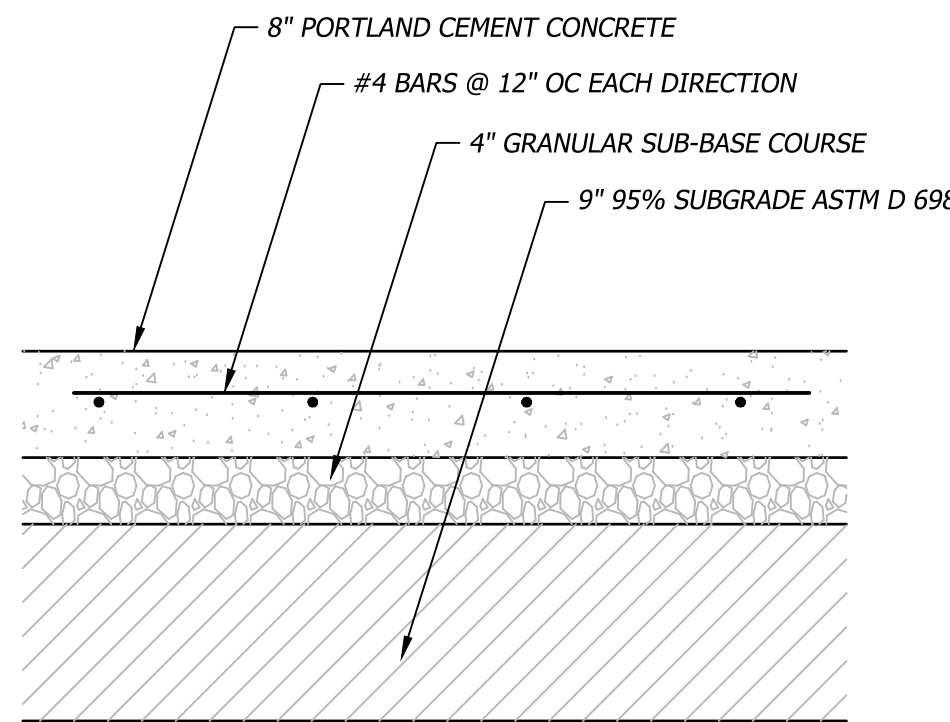






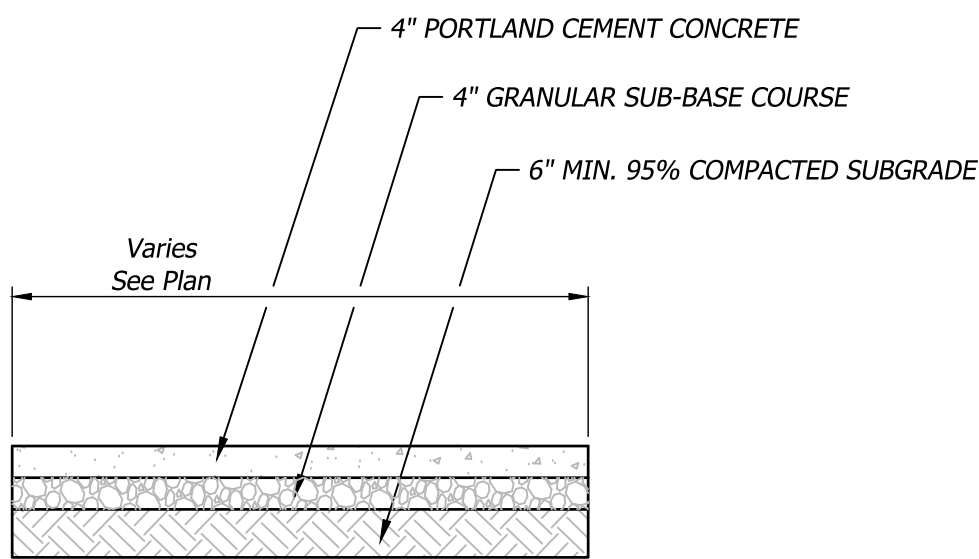




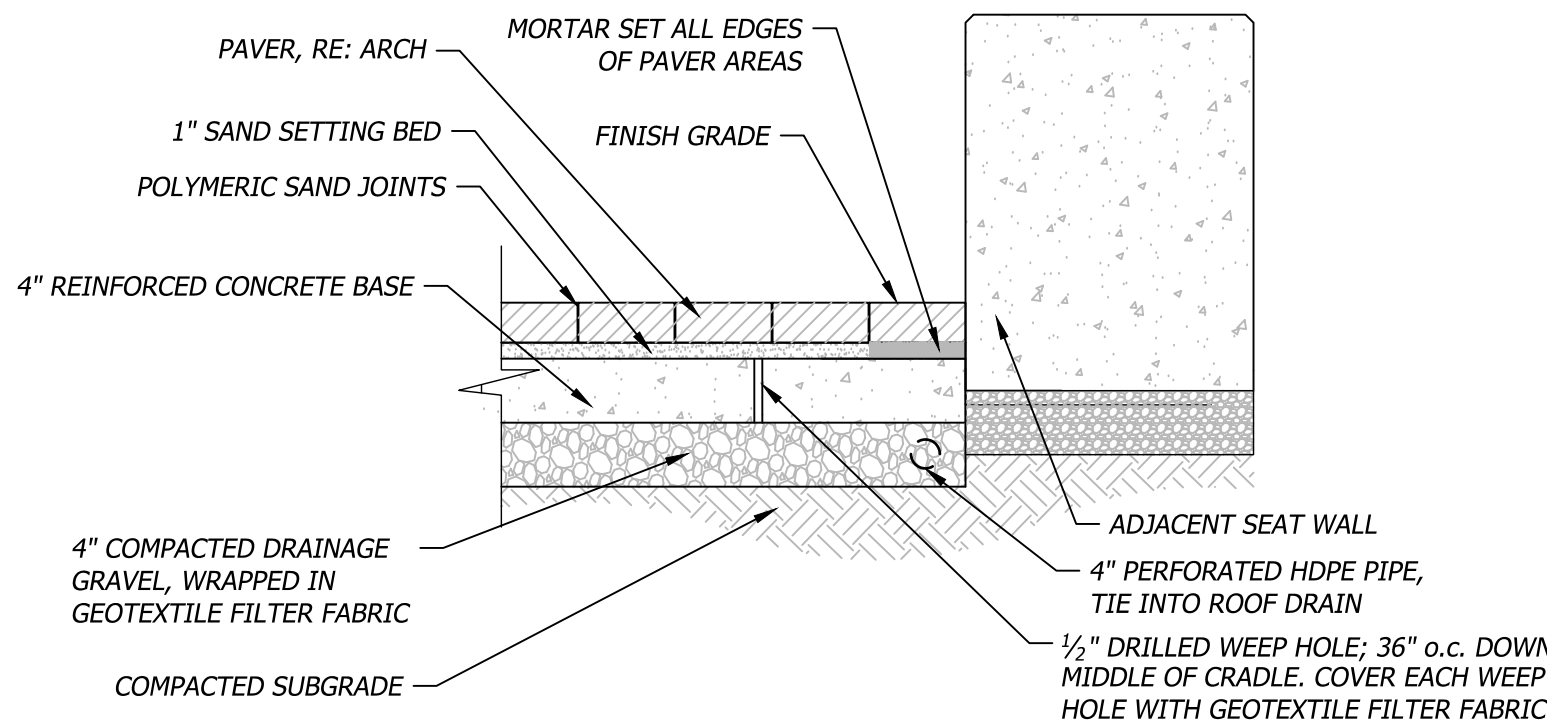


012 Concrete Dumpster Pad Section  
Not to Scale

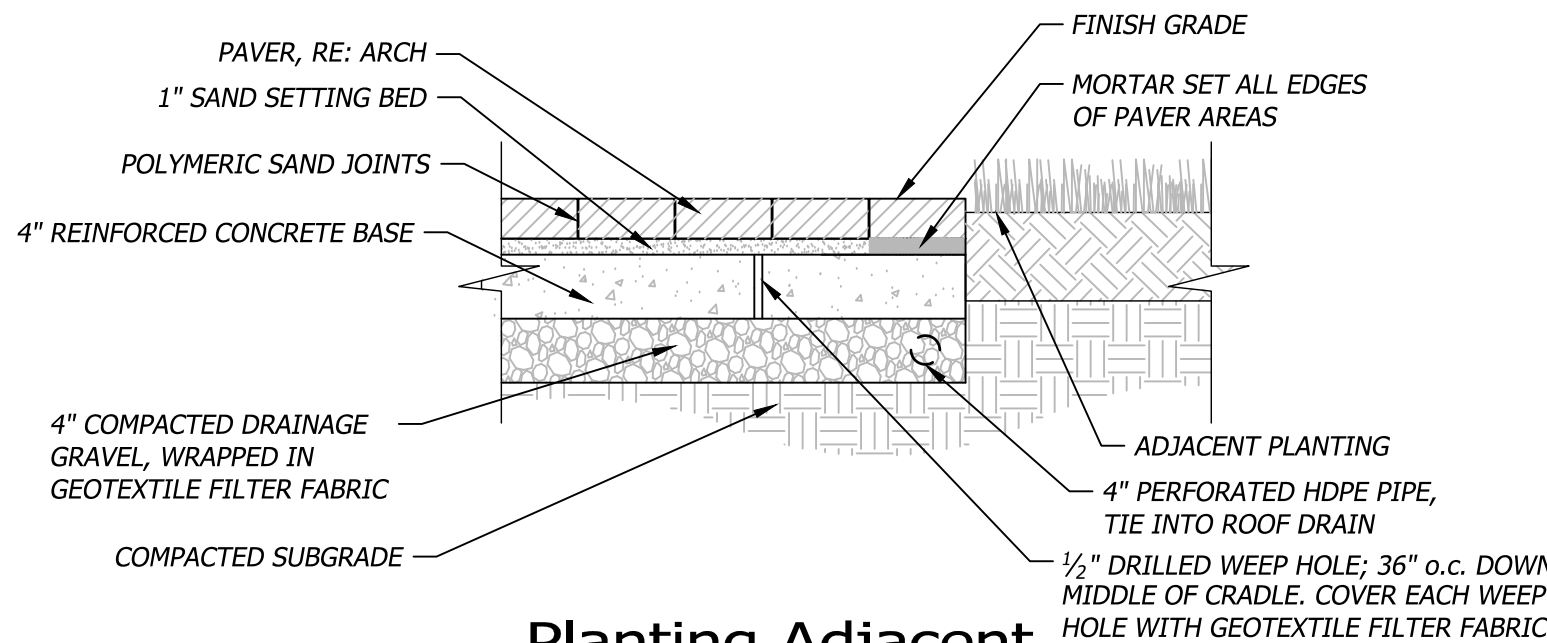
- NOTES:
- CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
  - ISOLATION JOINTS SHALL BE PLACED @ 25' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
  - ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



014 Concrete Sidewalk Section  
Not to Scale

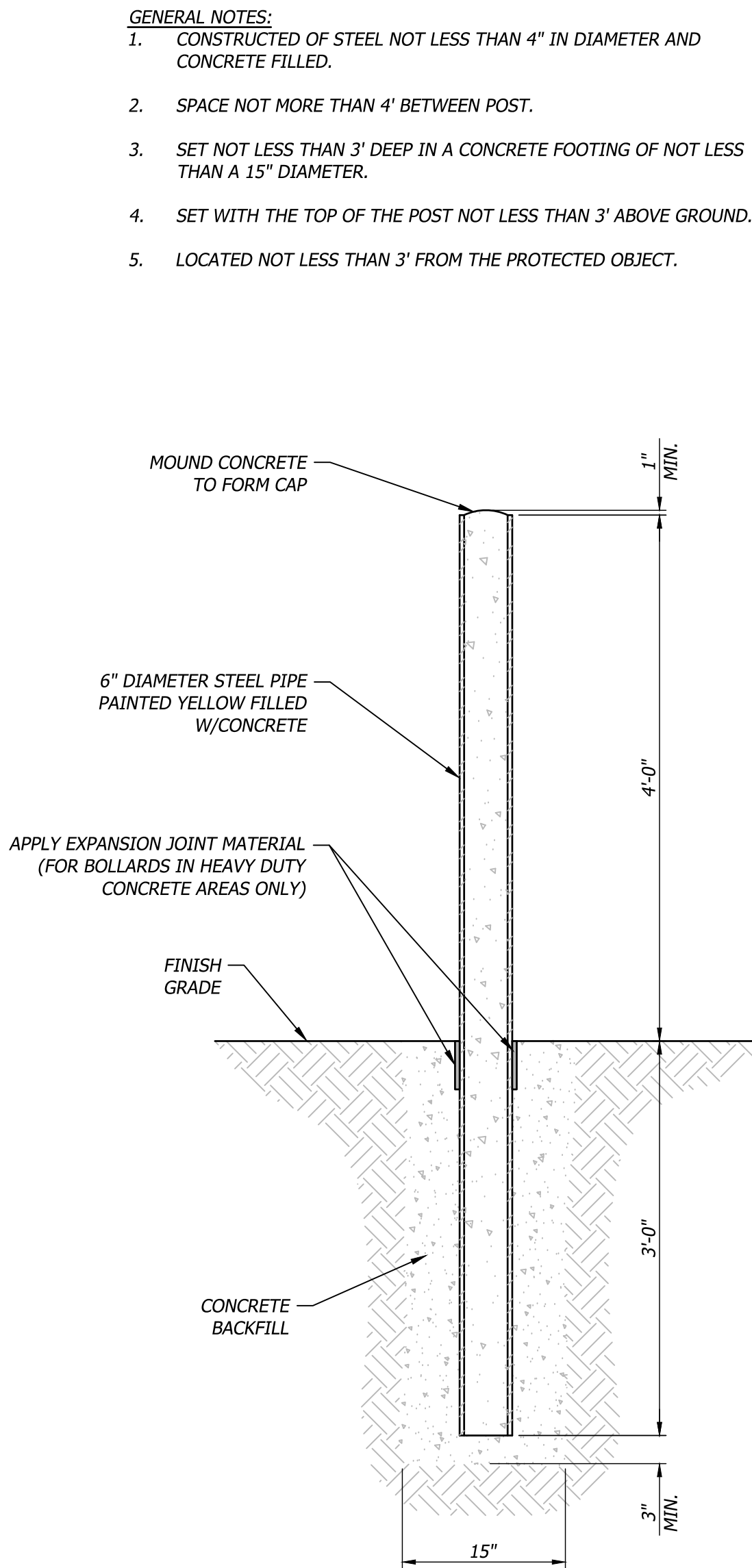


Seat Wall Adjacent

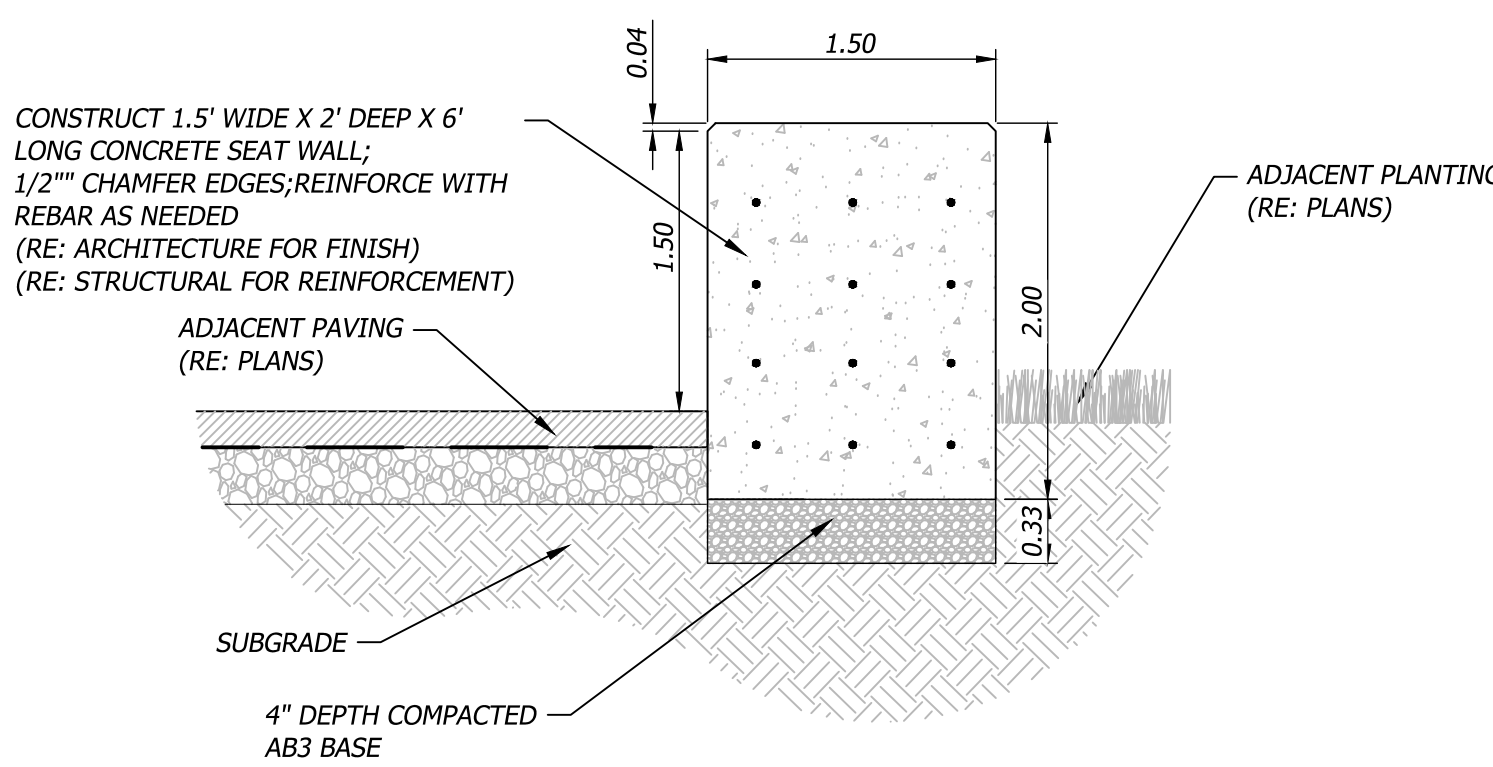


Planting Adjacent

015 Paver Detail  
Not to Scale



017 Steel/Concrete Bollard  
Not to Scale



016 Concrete Seat Wall  
Not to Scale

- GENERAL NOTES:
- CONSTRUCTED OF STEEL NOT LESS THAN 4" IN DIAMETER AND CONCRETE FILLED.
  - SPACE NOT MORE THAN 4' BETWEEN POST.
  - SET NOT LESS THAN 3' DEEP IN A CONCRETE FOOTING OF NOT LESS THAN A 15" DIAMETER.
  - SET WITH THE TOP OF THE POST NOT LESS THAN 3' ABOVE GROUND.
  - LOCATED NOT LESS THAN 3' FROM THE PROTECTED OBJECT.

Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO

|                   |  |          |          |            |  |
|-------------------|--|----------|----------|------------|--|
| PROJECT NUMBER    |  |          | 62910099 |            |  |
| PROJECT MANAGER   |  | DRAWN BY |          | CHECKED BY |  |
| BRR               |  | BRR      |          |            |  |
| PROFESSIONAL SEAL |  |          |          |            |  |



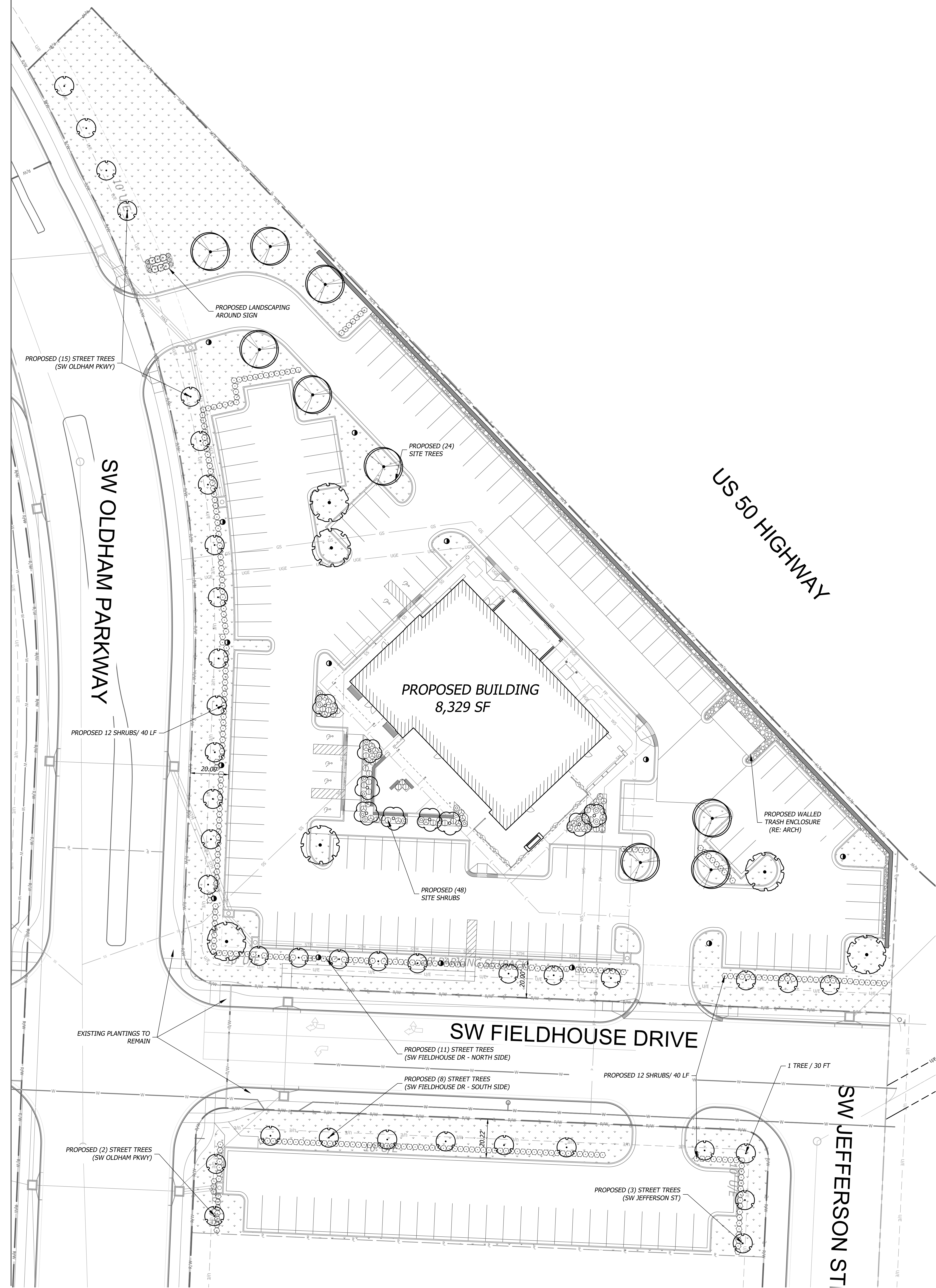
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| 10                      |      |             |                |

SHEET NAME





| SYMBOL        | CODE | QTY       | BOTANICAL / COMMON NAME                                                    | CONT  | CAL        | REMARKS                                                                                       |
|---------------|------|-----------|----------------------------------------------------------------------------|-------|------------|-----------------------------------------------------------------------------------------------|
| TREES         |      |           |                                                                            |       |            |                                                                                               |
|               | CP   | 38        | Celtis occidentalis 'Prairie Sentinel'<br>Prairie Sentinel Hackberry       | B & B | 2.5" Cal   | FOR PLANTING SPECIFICATIONS SEE SHEET L200                                                    |
|               | NH   | 9         | Nyssa sylvatica 'Haymanred' TM<br>Red Rage Tupelo                          | B & B | 2.5" Cal   |                                                                                               |
|               | PP   | 9         | Populus tremuloides 'NE Arb'<br>Prairie Gold® Quaking Aspen                | B & B | 2.5" Cal   |                                                                                               |
|               | QU   | 6         | Quercus macrocarpa 'JFS-KW3' TM<br>Urban Pinnacle Oak                      | B & B | 2.5" Cal   |                                                                                               |
| SHRUBS        |      |           |                                                                            |       |            |                                                                                               |
|               | BG   | 332       | Buxus x 'Green Velvet'<br>Green Velvet Boxwood                             | 5 gal |            | FOR PLANTING SPECIFICATIONS SEE SHEET L200                                                    |
| PERENNIALS    |      |           |                                                                            |       |            |                                                                                               |
|               | BA   | 24        | Bouteloua gracilis 'Blonde Ambition'<br>Blonde Ambition Blue Grama         | 2 gal | 6" - 12" H | FOR PLANTING SPECIFICATIONS SEE SHEET L200                                                    |
|               | SB   | 28        | Schizachyrium scoparium 'Miniblue'<br>Blue Heaven Little Bluestem          | 3 gal | 12"-18" H  |                                                                                               |
|               | SH   | 21        | Sporobolus heterolepis<br>Prairie Dropseed                                 | 5 gal | 18"- 24" H |                                                                                               |
| GROUND COVERS |      |           |                                                                            |       |            |                                                                                               |
|               |      | 37,389 sf | Festuca arundinacea 'Watersaver Blend'<br>Watersaving Blend of Tall Fescue | sod   |            | Sod:<br>90% 3-species Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass. |

#### ROCK SCHEDULE

|  |                                                                                                                                                                  |        |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|  | ROCK MULCH<br>Buffalo River Rock or regional equal.<br>Size: 1"-3", Depth: 3". SAMPLE OF<br>ROCK MULCH TO BE PROVIDED TO<br>OWNER AND ARCHITECT FOR<br>APPROVAL. | 854 sf |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|

NOTE: ALL PLANTING AREAS TO BE COVERED WITH CODE APPROVED  
GROUND COVER SUCH AS MULCH, SOD, OR OTHER APPROVED EQUAL

NOTE: ALL DISTURBED AREAS IN RIGHT OF WAY TO BE RESTORED TO  
PRIOR CONDITION OR RESEEDED WITH TURF-FESCUE GRASS

#### SITE DATA

|                                 | Quantity | Required | Provided |
|---------------------------------|----------|----------|----------|
| <b>Site Area</b>                | 119,464  |          |          |
| <b>Open Space Req</b>           |          |          |          |
| 1 tree / 5000 sq ft             | 119,464  | 23.89    | 24       |
| 2 shrubs / 5000 sq ft           | 119,464  | 47.79    | 48       |
| <b>Street Tree</b>              |          |          |          |
| 1 tree / 30 LF of street        |          |          |          |
| SW Oldham Pkwy                  | 502 LF   | 16.73    | 17       |
| SW Fieldhouse Dr - North Side   | 318 LF   | 10.6     | 11       |
| SW Fieldhouse Dr - South Side   | 225 LF   | 7.5      | 8        |
| SW Jefferson St                 | 67 LF    | 2.23     | 3        |
| <b>Parking Landscape</b>        |          |          |          |
| total LA are 5% of parking area | N/A      | Yes      | Yes      |
| 12 shrubs / 40 LF               | 1112 LF  | 333.6    | 335      |
| islands to be min 9' wide       | N/A      | Yes      | Yes      |

#### LEGEND

|  |                           |
|--|---------------------------|
|  | PROPOSED STORM SEWER LINE |
|  | PROPOSED ROOF LINE DRAIN  |
|  | PROPERTY LINE             |
|  | RIGHT-OF-WAY LINE         |



Q39 (SHELL)  
LEE'S SUMMIT, MO  
OLDHAM VILLAGE  
LEE'S SUMMIT, MO



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#### ISSUES AND REVISIONS

[illegible]

SHEET NAME:

## PLANTING DETAILS

SHEET NUMBER

L200

### PLANTING NOTES

1. All existing utilities need to be located and identified prior to the commencement of any work or installation.
2. Protect all structures, utilities, handscapes, and other facilities, as well as existing trees and shrubs, from any existing plant material from damage caused by planting operations.
3. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings unless otherwise specified:
  - a. Creeping groundcover shall be a minimum of 6" from any paving edge.
  - b. All shrubs shall be a minimum of 12" from any paving edge unless adjacent to parking vehicle areas, whereas shrubs shall be a minimum of 4" from back of curb to allow for bumper overhang.
  - c. All trees shall be a minimum of 20' from any paving edge or curb.
4. All plants in the same species shall be equally spaced apart and placed for best aesthetic viewing and overall plant success.
5. Mulch all planting bed areas with decomposed granite to a minimum depth of 2".

**MATERIALS:**

1. Plant material shall be healthy, vigorous, and free of disease and insects as per ANN 2007.
2. Kind, size, and quality of plant material shall conform to American Standard for Nursery Stock, ANSI-Z60.1-2014, or most current edition.
3. Any seed planted areas shall not use wet, moldy, or otherwise damaged seed.
4. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood mulch. No mixing of pine with other types of mulch or any other foreign substances. Pine bark mulch must installed at planting beds shall be free of all other foreign substances.
5. Topsoil shall be free of stones larger than  $\frac{1}{2}$ " foreign matter, plants, roots, and seeds.
  - a. Where shall be free of weeds, unseeded, stalks or catts mane containing not more than 1% by volume of straw, sawdust or other adding materials and shall be free of toxic substances, stones, sticks, soil, weed seeds, and material harmful to plant growth.

**INSTALLATION:**

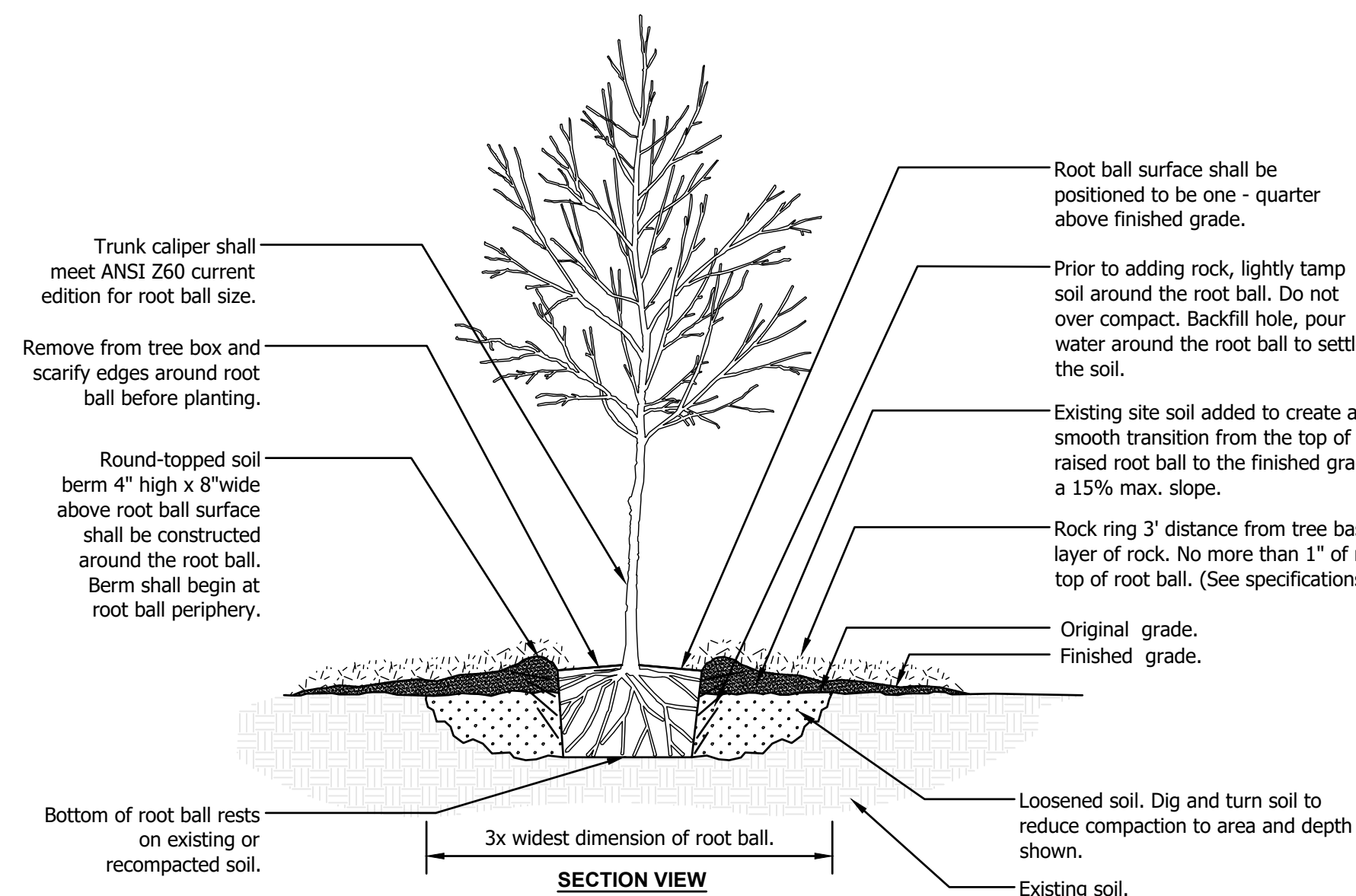
1. All compacted soil within the area to be landscaped shall be removed to a depth of not less than 6 inches.
2. Prepare planting beds by incorporating an approved composted organic soil into existing soil for all shrubs, perennial, and annual plantings at a minimum depth of 6".
3. Prepare planting beds by incorporating the existing soil by rot-tilling or other approved method to a minimum depth of 12".
4. Planting of trees, shrubs, and seeded groundcover shall commence during the spring months of March through May. No "O" or "P" rated fertilizing system. Water shall be available for hand irrigation purposes.
5. Apply liquid root stimulator to all shrubs and groundcovers as listed recommended by manufacturer.
6. After plants have been installed, all planting beds shall be treated with dactyl-pre-emergent herbicides prior to mulch application.
7. All planting beds shall be brought to a uniform surface, free of ruts and irregularities. All landscape beds shall be level with surrounding surfaces or landscape grade.
8. Plant pit for all trees and shrubs shall be 20% open or well composted manure and 80% topsoil.
9. All trees and perennials shall not be pruned or trimmed before delivery, and shall not be pruned during or after installation except to remove damaged or dead growth.
10. Plant material shall be guaranteed for a period of one year after owner's acceptance of final landscape or planting material. Plant material shall be replaced at landscape contractor's expense.
11. Landscape contractor shall maintain all plant material until final acceptance, at which time the contractor shall remove all debris.

### SOD NOTES

1. All disturbed areas shall be seeded/seeded with turf-type tall fescue sod with a minimum of three cultivars.
2. Sodded areas shall be maintained to a minimum depth of topsoil surface compacted to 85% density at optimum moisture content.
3. The topsoil surface to be landscaped should be reasonably smooth and free from stones <sup>1</sup>/<sub>2</sub>" and larger, sticks, roots, and other extraneous material in excess of 1" soil.
4. Sod should be extra virgin material from stock of approximately 1" (plus or minus <sup>1</sup>/<sub>4</sub>"). The measurement for sod should include topsoil and sod. Sod should be installed at determined the time of cutting in the field. Precautions shall be taken to prevent drying and heating. Sod damaged by heat or frost, and sod that has been more than 18 hours prior to installation shall not be used.
5. Handling of sod shall be done in a manner that will prevent cracking, drying, and heating. Sod should be kept in shade from dehydration. Do not deliver more sod than can be laid within 24 hours.
6. Hoist open sod surface immediately prior to laying sod.
7. Water thoroughly and allow surface to dry before installing sod, fertilize, harrow or rake fertilizer in the top 1" of the grade, and water again.
8. Fertilizer shall be 20-10-5 commercial fertilizer of the type, analysis, specific and brand name approved by the Texas State Department of Agriculture. Fertilizer shall be identified according to the percent N-P-K respectively.
9. Sod should be laid water sprayer within 24 hours of planting. During the first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 12 inches.

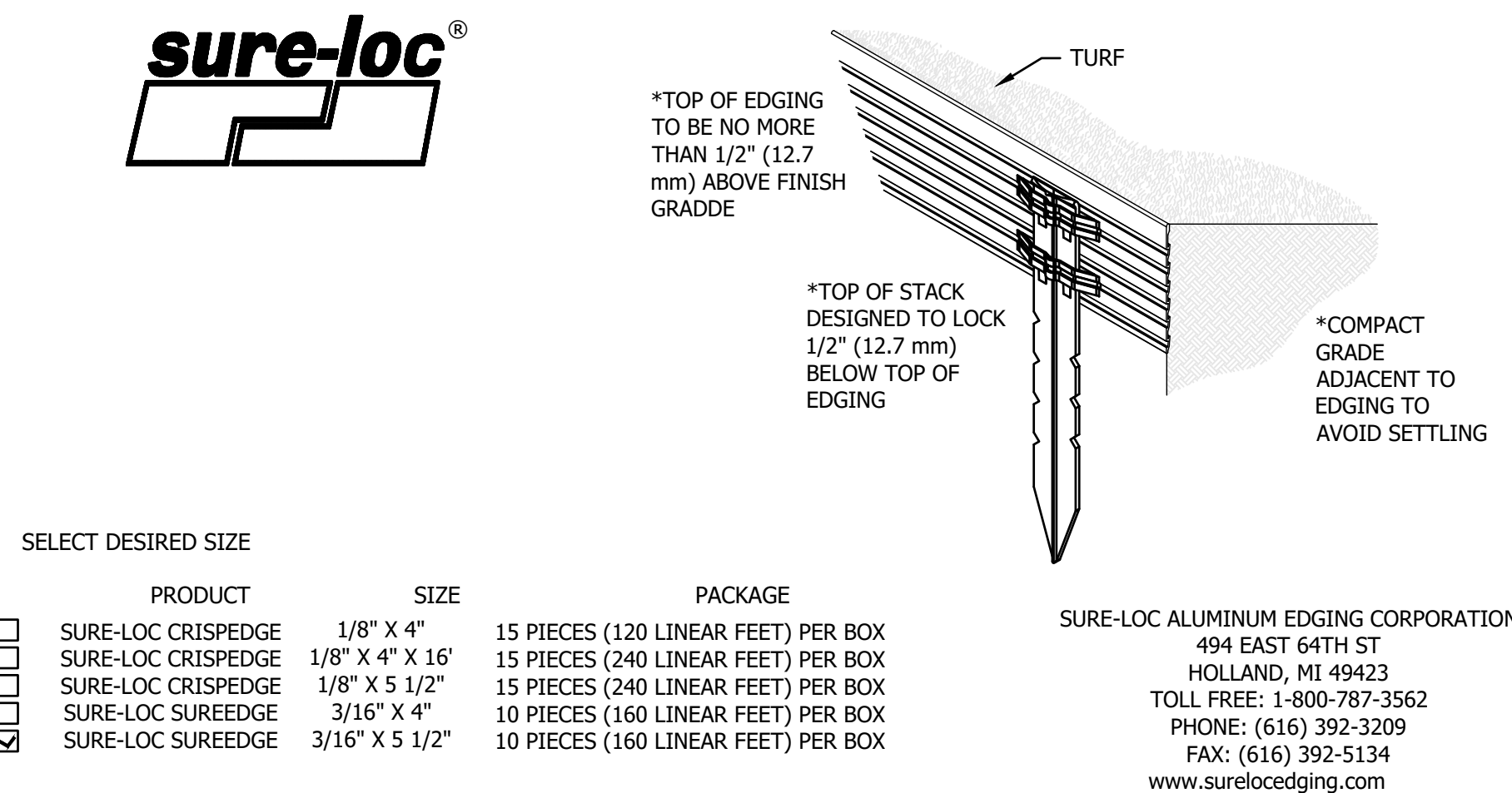
### Tree Planting Detail

Not to Scale



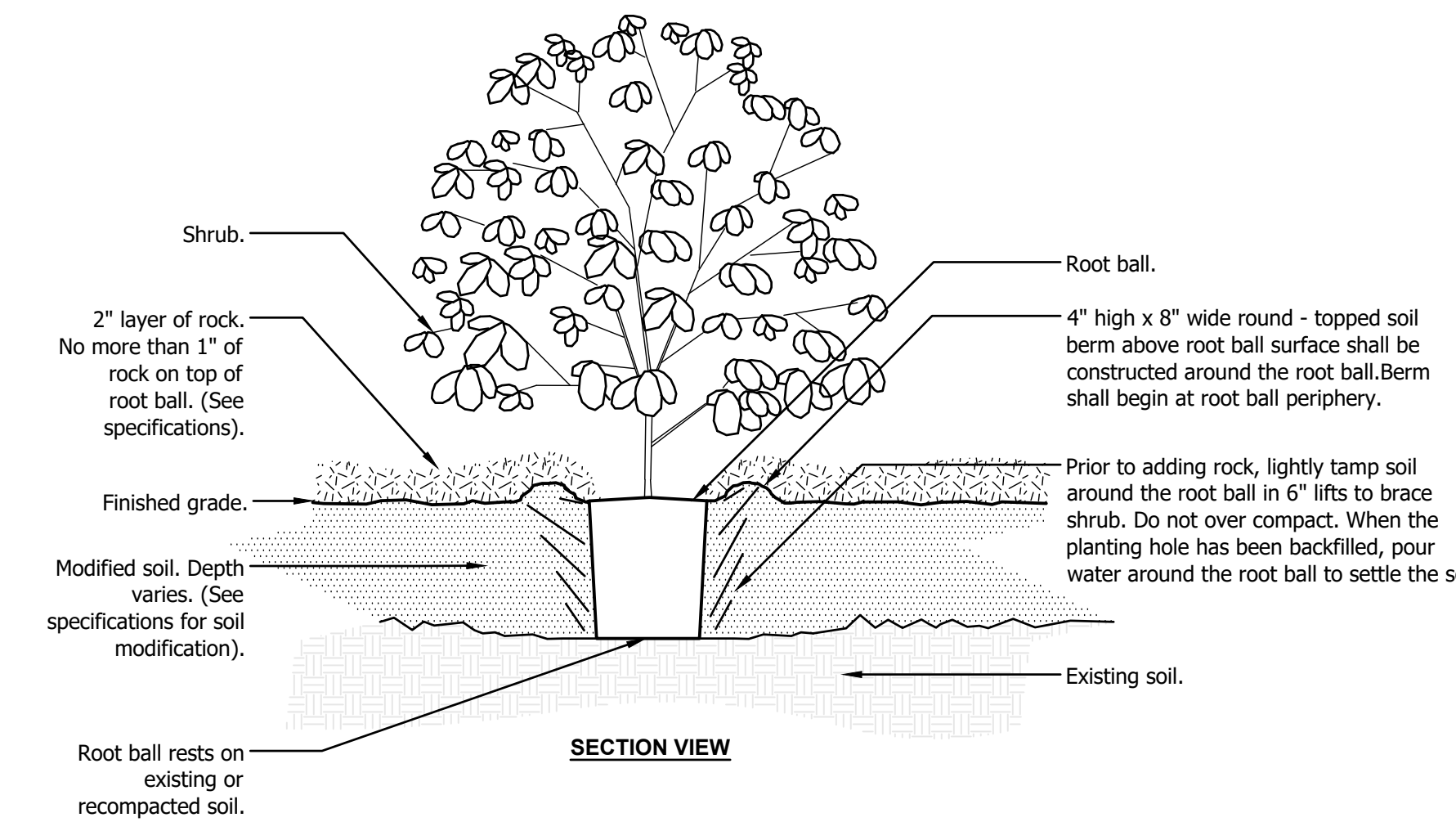
### Spade Cut Edge Detail

Not to Scale



### Tree Staking Detail

Not to Scale



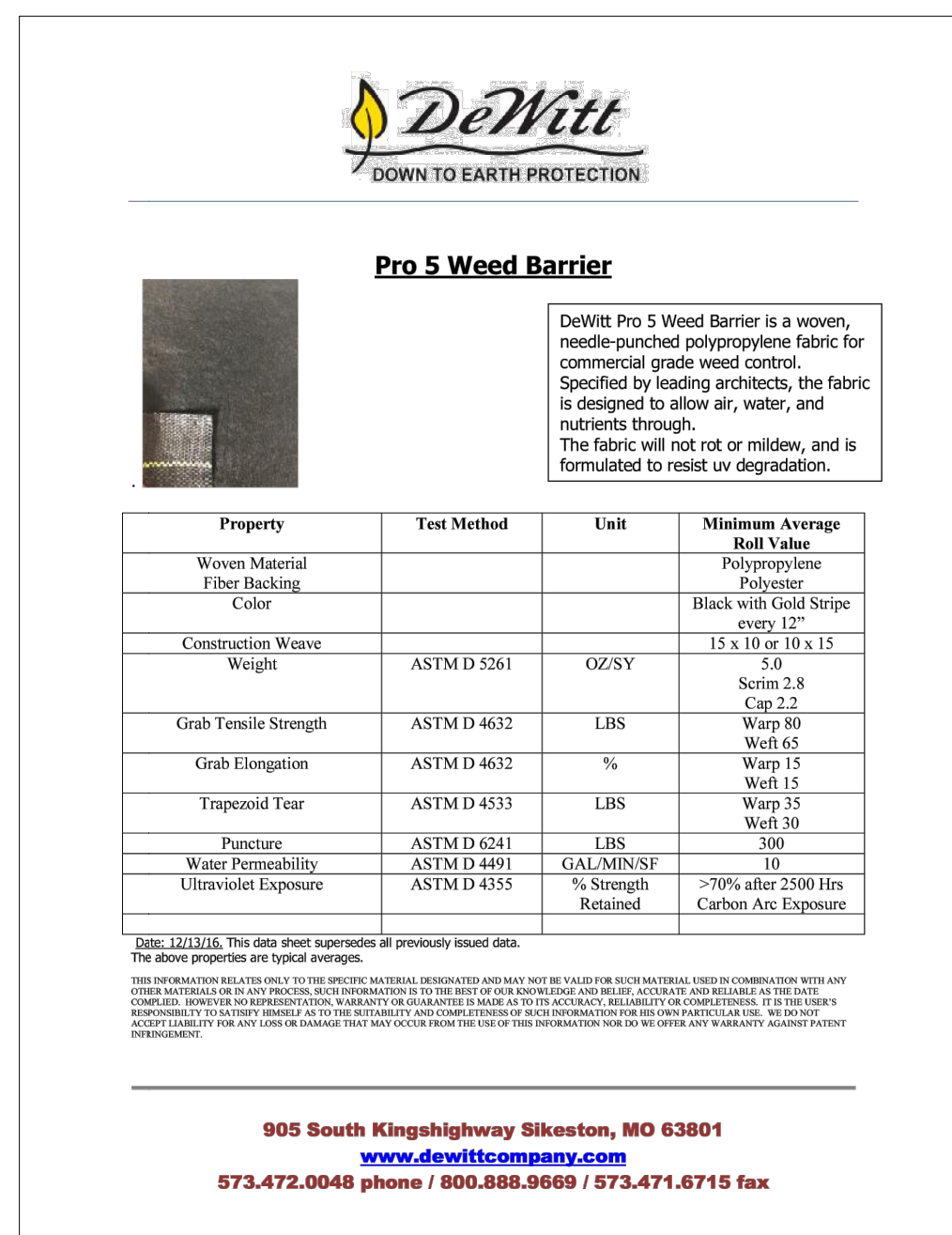
Notes:  
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.  
2- See specifications for further requirements related to this detail.

## Shrub Planting Detail

Not to Scale

## Aluminum Landscape Edging Detail

Not to Scale



- NOTE:
  - Only to be installed in rock mulch areas, as noted on plans, prior to installation of rock mulch.
  - Polypropylene landscape fabric shall meet or exceed the DeWitt Pro5 specification. Any product substitution to be submitted by contractor to project manager for approval prior to installation.
  - Landscape fabric shall be installed flat.
  - Adjoining landscape fabric shall overlap by a minimum of 2'-4".
  - All folds, corners, and overlapping areas of landscape fabric shall either be pinned down with 4" landscape pins or 4" steel landscape staples.
  - Mulch to be installed over polypropylene landscape fabric at specified depth after landscape fabric is installed and secured.

## Weed Barrier Detail

Not to Scale