

Vicinity Map



North

**PROPERTY DESCRIPTION**

LOT 15C, CHAPEL RIDGE BUSINESS PARK LOTS 15B & 15C LOT 15C.

**INDEX OF SHEETS:**

- C.001 ~ COVER SHEET
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.102 ~ REZONING PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

# THE TOWNHOMES AT CHAPEL RIDGE-LOT 15C

## Preliminary Development Plan LOT 15C, CHAPEL RIDGE BUSINESS PARK LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**Site Impervious Area**

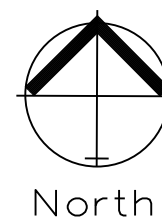
Total Area	5.42 acres
Proposed Apartment Site	5.42 Acres
Building	56,242.75 sq. ft.
Parking/Sidewalk	59,047.79 sq. ft.
Impervious Area	115,288.54 sq. ft. (48.83% of Site)
Total Units	65
Density	11.99 units per acre

**Parking:**

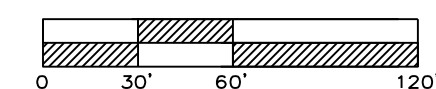
Provided	
164 Standard (1 ADA Accessible)	
Required	
164 Standard (1 ADA Accessible)	
<b>BUILDING</b>	
Driveway	1 PER UNIT = 65
Garage	1 PER UNIT = 65
Total per Unit	65 UNITS x 2 = 130
Common/Visitor	34
Total Parking Spaces	164

**Site Improvement Notes**

- Sanitary Sewer Improvements**  
-The site will utilize the existing sanitary sewer on the east side of NE Alvin Drive
- Water Main Improvements**  
-The existing 8" water main located on the west side of NE Alvin Drive
- Storm Sewer**  
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**  
-The site will utilize the existing regional detention facility
- Common Area**  
-HOA will be responsible for all maintenance



North



Preliminary Development Plan

SCALE: 1" = 60'



**LEGEND:**

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

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

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

**SURVEY AND PLAT NOTES:**  
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

**UTILITY COMPANIES:**

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

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

**GENERAL NOTES:**

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

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



Professional Registration  
Missouri  
Engineering 2005022188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
Chapel Ridge Lot 15C  
Issue Date:  
October 23, 2020

PRELIMINARY DEVELOPMENT PLAN  
Preliminary Plans for:  
Chapel Ridge Lot 15C  
Lee's Summit, Jackson County, Missouri

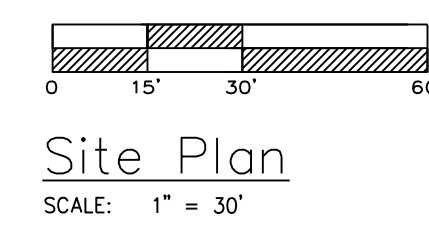


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 24226

REVISIONS

C.001





Parcel Address:  
3680 NE AKIN DR UNIT 100  
LEES SUMMIT, MO 64064  
Owner Information:  
VAAP CHAPEL RIDGE LLC  
007 W 147TH ST  
LEAWOOD, KS 66224 USA

Parcel Address:  
3660 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064  
Owner Information:  
CUSTOM EYES LLC  
4134 NE HAMPSDEAD DR  
LEES SUMMIT, MO 64064 USA

Parcel Address:  
3660 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064  
Owner Information:  
CUSTOM EYES LLC  
4134 NE HAMPSDEAD DR  
LEES SUMMIT, MO 64064 USA

Parcel Address:  
33640 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064  
Owner Information:  
CHAPEL RIDGE EXECUTIVE CENTER LLC  
425 NE ST ANDREWS CIR  
LEES SUMMIT, MO 64064 USA

Parcel Address:  
3670 NE AKIN DR  
LEES SUMMIT, MO 64064  
Owner Information:  
CHAPEL RIDGE TOWNHOMES LLC  
3170 NE CARNEGIE DR STE 400  
LEES SUMMIT, MO 64064 USA

Parcel Address:  
3622 NE AKIN DR  
LEES SUMMIT, MO 64064  
Owner Information:  
CHAPEL RIDGE TOWNHOMES LLC  
3170 NE CARNEGIE STE 400  
LEES SUMMIT, MO 64064 USA

Parcel Address:  
3621 NE AKIN DR  
LEES SUMMIT, MO 64064  
Owner Information:  
CSC INVESTMENTS II LLC  
3350 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064 USA

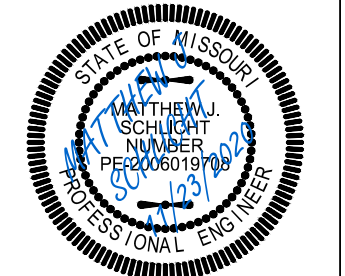
Parcel Address:  
3620 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064  
Owner Information:  
HAGGERTY REAL ESTATE HOLDINGS LLC  
600 NE RALPH POWELL RD  
LEES SUMMIT, MO 64064 USA



Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
Chapel Ridge Lot  
15, LSHMO  
Issue Date:  
October 23, 2020

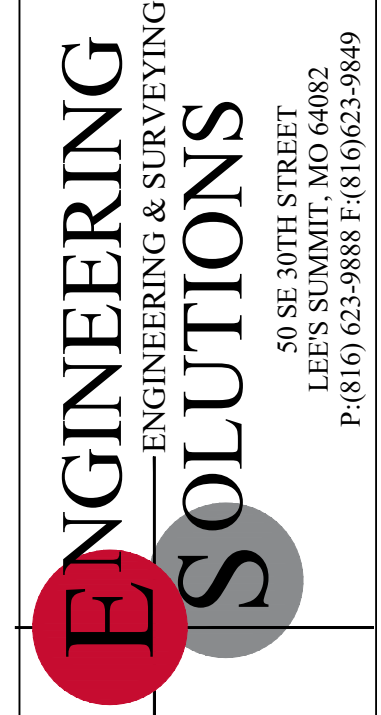
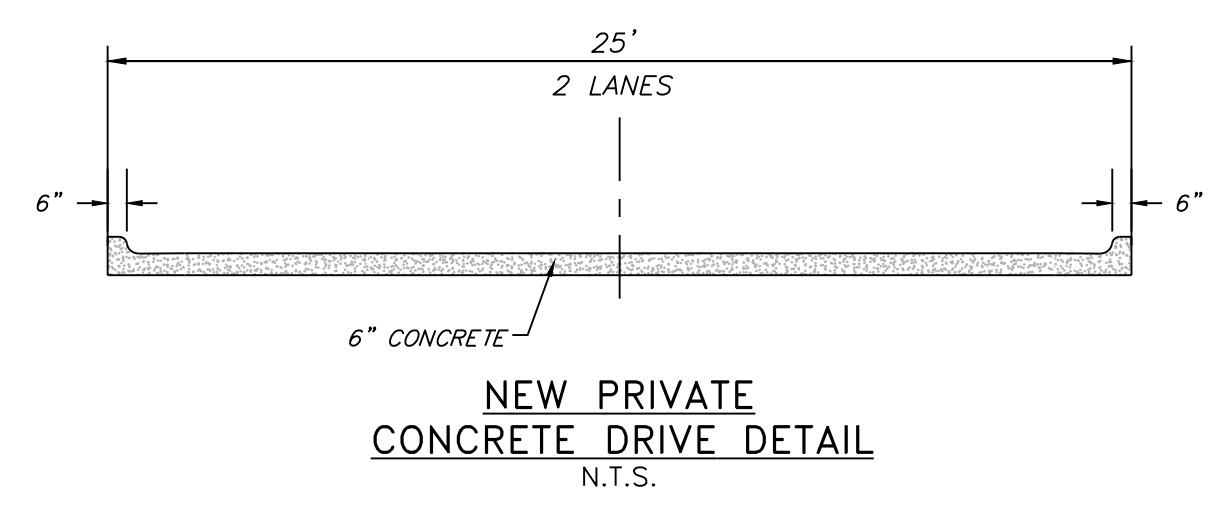
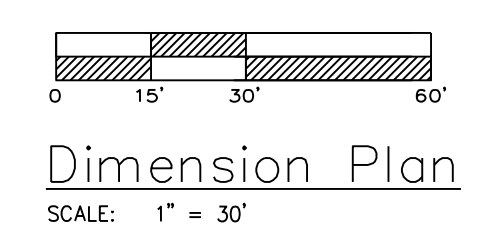
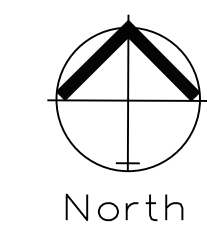
SITE PLAN  
Preliminary Plans for:  
Chapel Ridge Lot 15 C  
Lee's Summit, Jackson County, Missouri



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OK PE 25226

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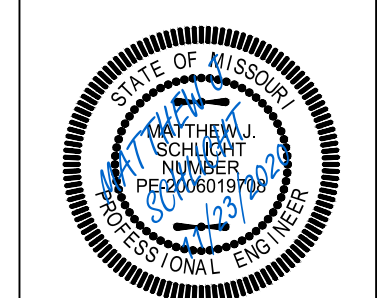




Professional Registration  
 Missouri  
 Engineering 200502188-D  
 Surveying 20050319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: Chapel Ridge Lot 15, LSHD  
 Issue Date: October 23, 2020

DIMENSION PLAN  
 Preliminary Plans for:  
 Chapel Ridge Lot 15 C  
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071  
 OK PE 25226

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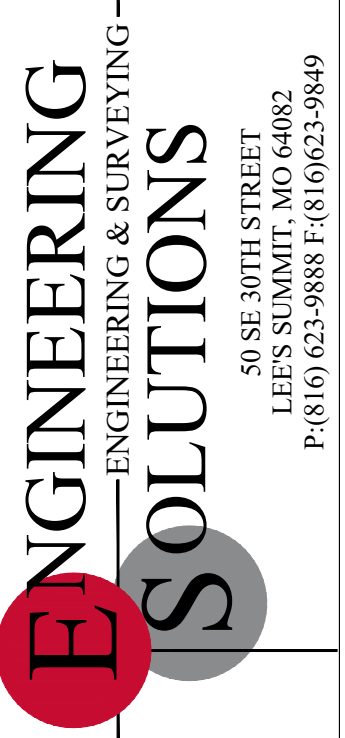





**REZONING PLAN**  
 SCALE: 1" = 40'  
 North  
 0 20' 40' 80'

**PROPERTY DESCRIPTION**  
 LOT 15C, CHAPEL RIDGE BUSINESS PARK LOTS 15B & 15CLOT 15C.

**AREA TO BE REZONED  
 TO RP-4  
 PLANNED APARTMENT RESIDENTIAL  
 235,005.87 SF  
 5.39 ACRES**

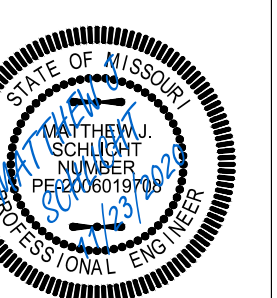


Professional Registration  
 Missouri  
 Engineering 200502198-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Chapel Ridge Townhomes  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:  
 CHAPEL RIDGE LOT  
 15, LSHMO  
 Issue Date:  
 October 23, 2020

REZONING PLAN  
 Preliminary Plans for:  
 Chapel Ridge Lot 15 C  
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071  
 OK PE 25226

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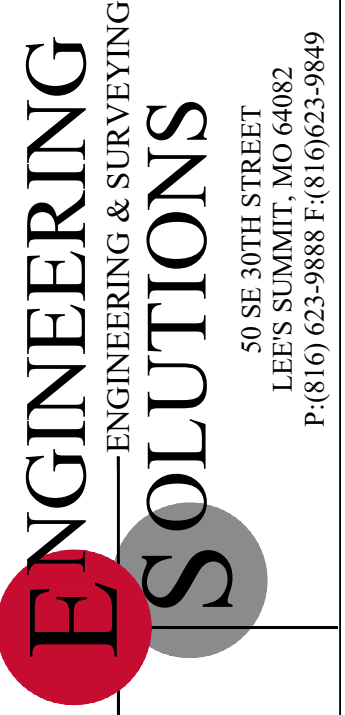







UTILITY PLAN  
 SCALE: 1" = 30'

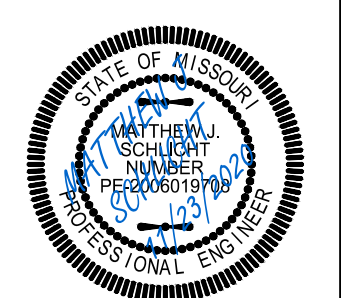
NOTE  
 ALL INTERIOR STORM LINES ARE PRIVATE.



Professional Registration  
 Missouri  
 Engineering 200502188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 Chapel Ridge Townhomes  
 15, L5M0  
 Issue Date:  
 October 23, 2020

UTILITY PLAN  
 Preliminary Plans for:  
 Chapel Ridge Lot 15 C  
 Lee's Summit, Jackson County, Missouri



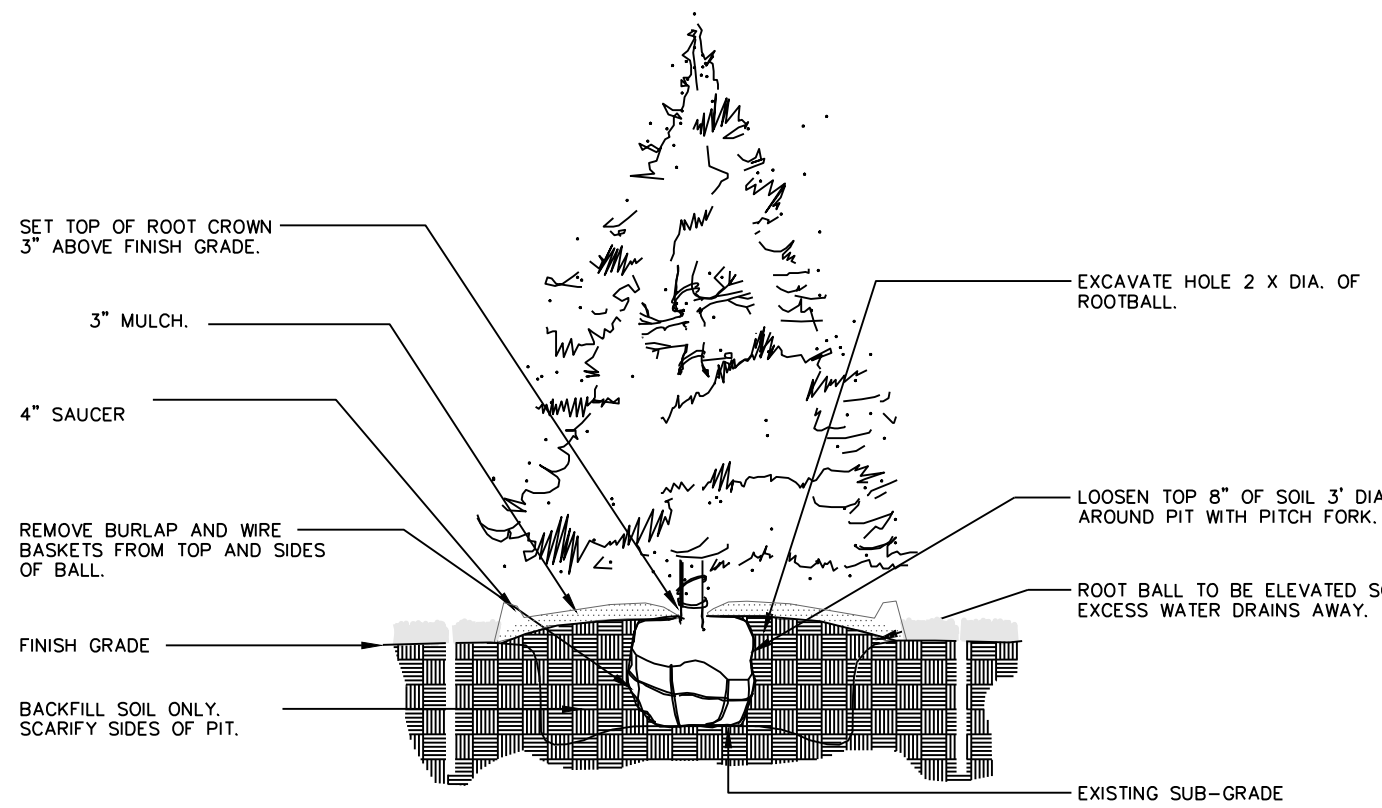
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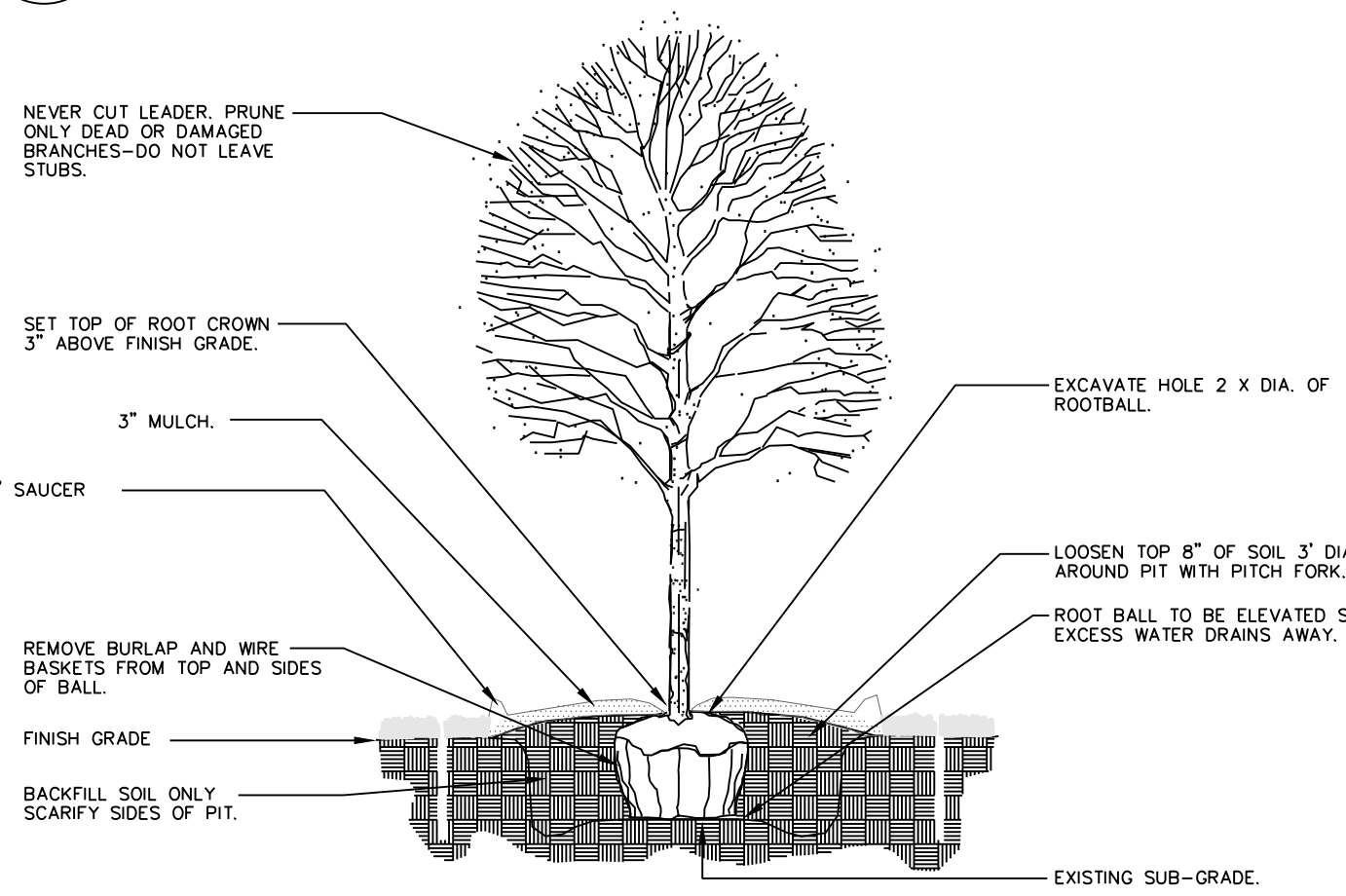




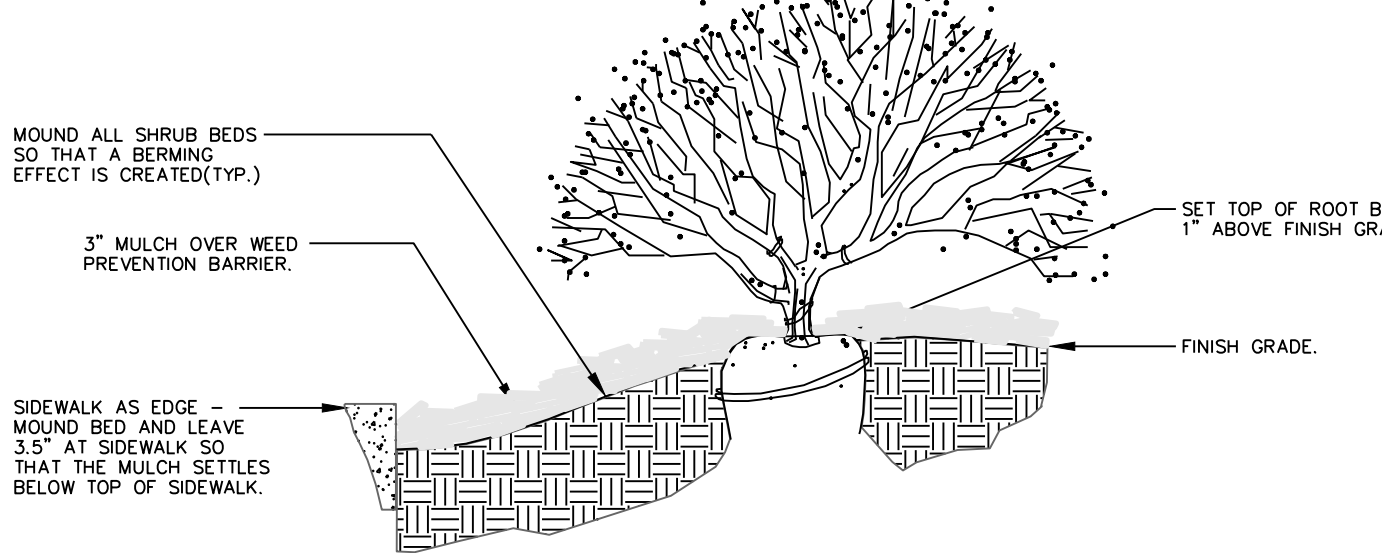


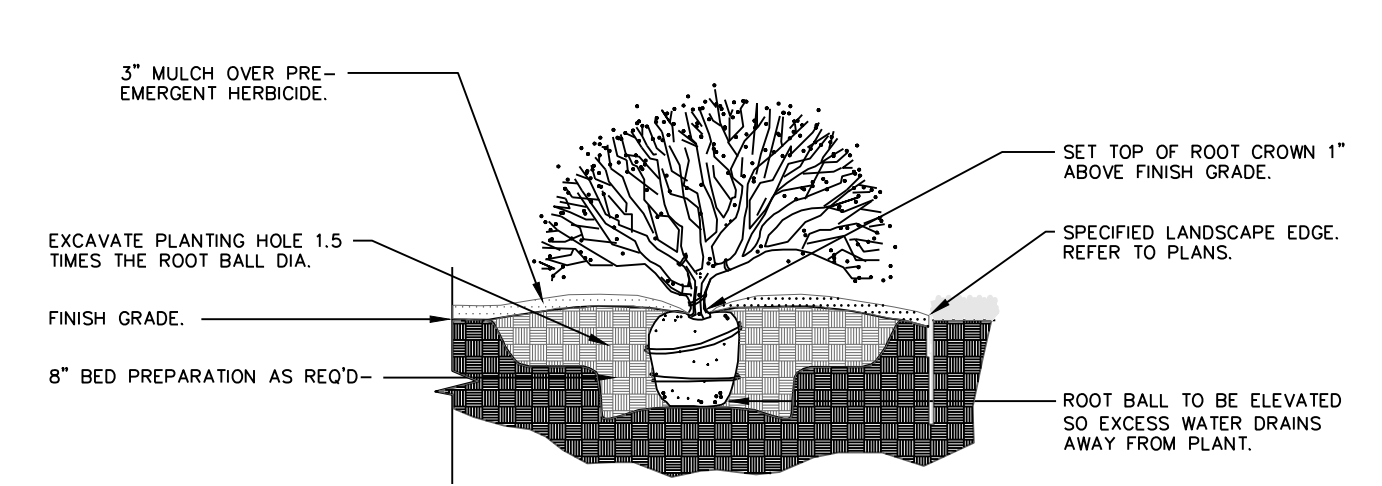
1 **EVERGREEN TREE PLANTING** NTS



2 **DECIDUOUS TREE PLANTING** NTS



3 **SIDEWALK EDGE AT PLANT BED** NTS



4 **SHRUB PLANTING** NTS

**GENERAL LANDSCAPE NOTES:  
PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANS Z601-2004.
2. 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.
3. 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.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE 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 MOST. 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.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE 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**

7. ALL LAWN AREAS TO BE SODDED OR SEEDS 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%
8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

**INSTALLATION**

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL 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 D3958.
11. 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.
12. 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".
13. 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.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES.
18. 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.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

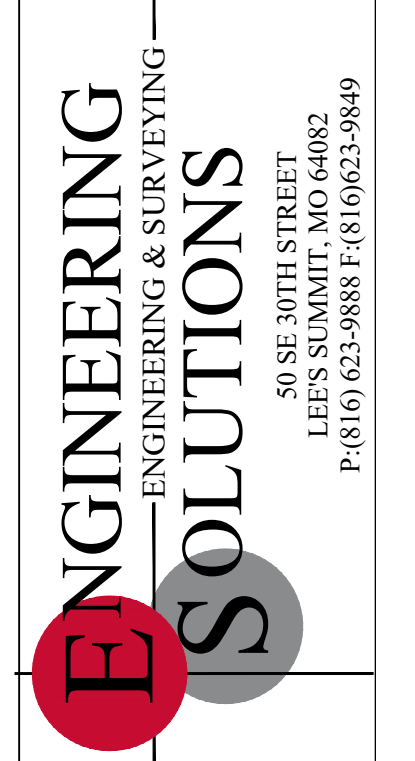
**MAINTENANCE BY OWNER**

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

**IRRIGATION PERFORMANCE SPECIFICATION:**

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

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.)



Professional Registration  
 Missouri  
 Engineering 200602198-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 CHAPEL RIDGE LOT  
 15, L5M0  
 Issue Date:  
 October 23, 2020

Chapel Ridge Townhomes  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LANDSCAPE PLAN DETAILS  
 Preliminary Plans for:  
 Chapel Ridge Lot 15 C  
 Lee's Summit, Jackson County, Missouri



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REVISIONS
