

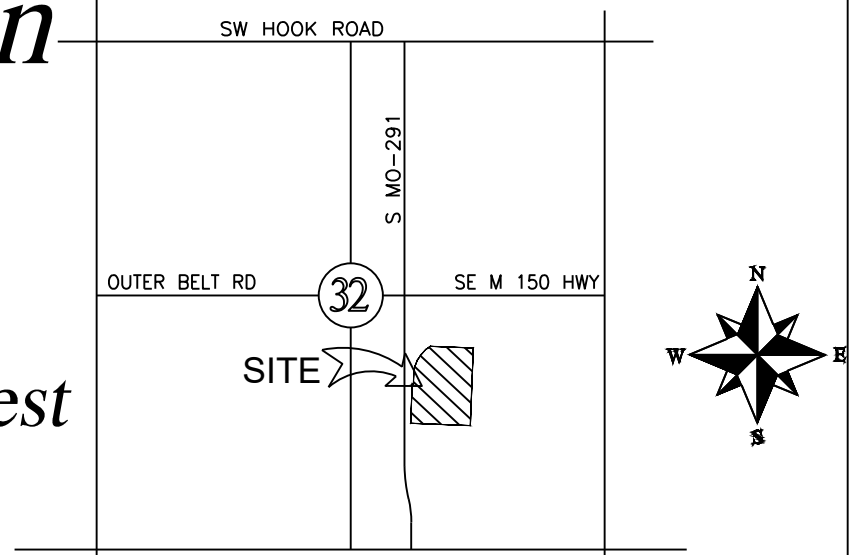
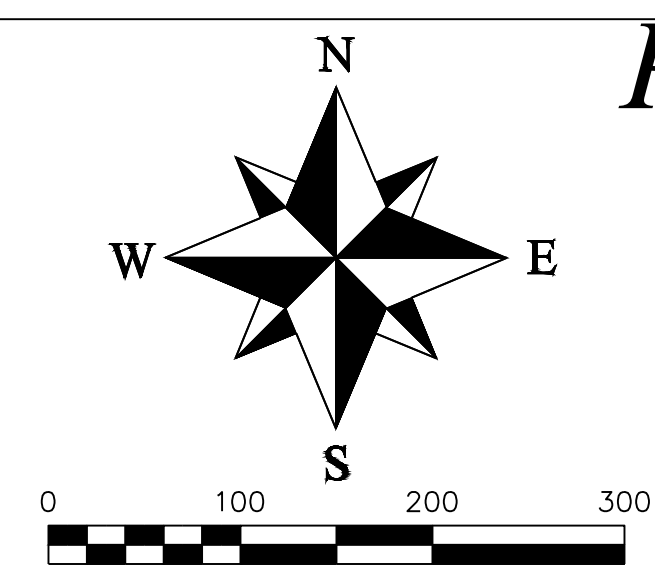
Preliminary Development Plan

Lots 1 thru 56 & Tracts A-F

South Lee's Summit

Section 32, Township 47 North, Range 31 West

Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 32-T47N-R31W
Not to Scale

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- Ⓧ Exception Document Location
- X — X — X — Existing Fence Line - Chain Link
- X-W/M — — — Existing Water Line
- X-SAN — — — Existing Sanitary Sewer Main
- X-STM — — — Existing Storm Sewer
- GAS — — — Existing Gas Line
- ut — — — Existing Underground Telephone
- e — — — Existing Underground Electric
- ST — ST — Proposed Storm Sewer
- SS — SS — Proposed Sanitary Sewer
- W — W — Proposed 8" D.I.P. Water

PLAT BOUNDARY DESCRIPTION

RECORD DESCRIPTION: As Provided by Chicago Title Insurance Company:

TRACT 1:
ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, 1221.69 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, AS NOW ESTABLISHED; THENCE NORTH 22 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 60.19 FEET (STATION 6+098.389, 297.12 FEET LT.); THENCE NORTH 33 DEGREES 49 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 147.52 FEET (STATION 6+060.053, 374.19 FEET LT.); THENCE NORTH 43 DEGREES 26 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 147.75 FEET (STATION 6+026.121, 471.33 FEET LT.); THENCE NORTH 55 DEGREES 23 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 151.68 FEET TO THE SOUTHWEST CORNER OF LOT 2, "BORDNER SQUARE", A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING 363.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, 933.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 02 DEGREES 16 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 363.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF CONVEYED TO MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE DOCUMENT FILED JUNE 19, 1998 AS DOCUMENT NO. 98-1-47512 IN BOOK 1-3220 AT PAGE 647; BEING ALSO DESCRIBED AS:
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 40 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1295.72 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, AS NOW ESTABLISHED AND RECORDED WITHIN DOCUMENT NO. 98-1-475 12 IN BOOK 1-3220 AT PAGE 647; THENCE NORTH 02 DEGREES 15 MINUTES 34 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 549.49 FEET (STATION 6+351.380-202.54 LT.); THENCE NORTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 82.02 FEET (STATION 6+326.380-202.68 LT.); THENCE CONTINUING NORTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 217.98 FEET (STATION 6+259.939-203.06 LT.); THENCE SOUTH 87 DEGREES 40 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 25.01 FEET (STATION 6+259.939-223.07 LT.); THENCE NORTH 02 DEGREES 19 MINUTES 56 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 248.1 FEET (STATION 6+184.298-228.07 LT.); THENCE NORTH 05 DEGREES 12 MINUTES 52 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 54.74 FEET (STATION 6+167.635-230.82 LT.); THENCE NORTH 11 DEGREES 34 MINUTES 50 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 89.18 FEET (STATION 6+140.805-245.16 LT.); THENCE NORTH 22 DEGREES 48 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 88.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, 1221.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 16 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1323.16 FEET TO THE POINT OF BEGINNING.

TRACT 3:
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 40 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1295.72 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, AS NOW ESTABLISHED AND RECORDED WITHIN DOCUMENT NO. 98-1-475 12 IN BOOK 1-3220 AT PAGE 647; THENCE NORTH 02 DEGREES 15 MINUTES 34 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 549.49 FEET (STATION 6+351.380-202.54 LT.); THENCE NORTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 82.02 FEET (STATION 6+326.380-202.68 LT.); THENCE CONTINUING NORTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 217.98 FEET (STATION 6+259.939-203.06 LT.); THENCE SOUTH 87 DEGREES 40 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 25.01 FEET (STATION 6+259.939-223.07 LT.); THENCE NORTH 02 DEGREES 19 MINUTES 56 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 248.1 FEET (STATION 6+184.298-228.07 LT.); THENCE NORTH 05 DEGREES 12 MINUTES 52 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 54.74 FEET (STATION 6+167.635-230.82 LT.); THENCE NORTH 11 DEGREES 34 MINUTES 50 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 89.18 FEET (STATION 6+140.805-245.16 LT.); THENCE NORTH 22 DEGREES 48 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 88.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, ALONG SAID NORTH LINE, 1221.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 16 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1323.16 FEET TO THE POINT OF BEGINNING.

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TRACT 7:
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TRACT 8:
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TRACT 9:
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RP-3	
Density = 10 units per acre	4,000 per unit
A - SPECIAL FLOOD AREAS WITHOUT BASE FLOOD ELEVATION.	35' per unit Duplex
AE - SPECIAL FLOOD AREAS WITHIN BASE FLOOD ELEVATION.	50' min lot width

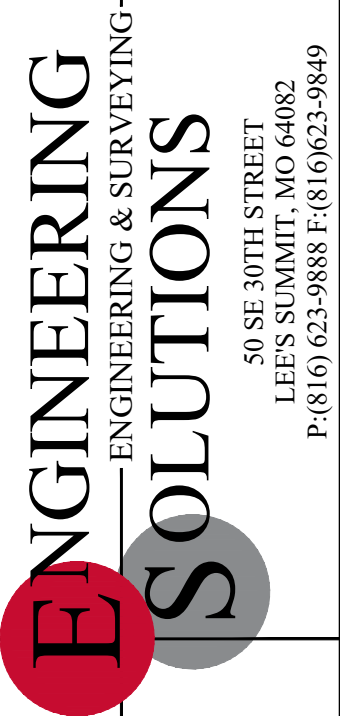
SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of The Estates of Saddlebrook 2nd Plat
 - Final Plat of Belmont Farms 1st Plat
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Proposed Preliminary Plat	
Total Site Area	2,100,744.46 sf (48.23 Acres)
Common Area	1,245,846.04 sf (28.60 Acres)
Twin Villas (2-Unit) Development Area	
Area	186,395.14 sf (4.28 Acres)
Units	40 Units
Density	9.35 units per acre
Pin Wheel (4-Unit) Development Area	
Area	413,898.64 sf (9.50 Acres)
Units	144 units
Density	15.15 units per acre
Overall Development Area	
Right-of-Way	253,449.68 sf (5.85 Acres)
Area	1,847,294.78 sf (42.38 Acres)
Units	184 Units
Density	4.34 units per acre
Current Zoning	CP-2
Proposed Zoning	RP-3
Proposed Lots	56
Proposed Tracts	4
Total Number of Units	184
Required Parking Spaces	368
Parking Spaces	368
Garage	368
Common	53
Total	789 Parking Spaces
Phase 1 Area	
Area	686,784.90 sf (15.77 Acres)
Common Area	470,622.11 sf (10.80 Acres)
Phase 2 Area	
Area	520,098.71 sf (11.94 Acres)
Common Area	158,400.86 sf (3.64 Acres)
Phase 3 Area	
Area	462,023.09 sf (10.61 Acres)
Common Area	242,919.07 sf (5.58 Acres)
Phase 4 Area	
Area	431,834.68 sf (9.91 Acres)
Common Area	264,396.77 sf (6.07 Acres)
Twin Villas (2-Unit) Development Area	
Area	19,813.25 sf (0.45 Acres)
Phase 1 Units	4 Units
Density	8.89 units per acre
Area	131,326.74 sf (3.01 Acres)
Phase 2 Units	28 Units
Density	9.30 units per acre
Area	35,970.14 sf (0.83 Acres)
Phase 3 Units	8 Units
Density	9.64 units per acre
Pin Wheel (4-Unit) Development Area	
Area	126,467.89 sf (2.90 Acres)
Phase 1 Units	44 Units
Density	15.17 units per acre
Area	126,467.89 sf (2.90 Acres)
Phase 2 Units	44 Units
Density	15.17 units per acre
Area	126,467.89 sf (2.90 Acres)
Phase 3 Units	44 Units
Density	15.17 units per acre
Area	34,491.23 sf (0.79 Acres)
Phase 4 Units	12 Units
Density	15.15 units per acre

Revised the proposed phasing plan and table information.

Updated the table



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
9817 & 4001 SE M 291 HWY
LEE'S SUMMIT MO 64082
SEC-32 TWP-47 RNG-31
Lots 1 thru 56 & Tracts A-F
South Lee's Summit
Lee's Summit, Jackson County, Missouri

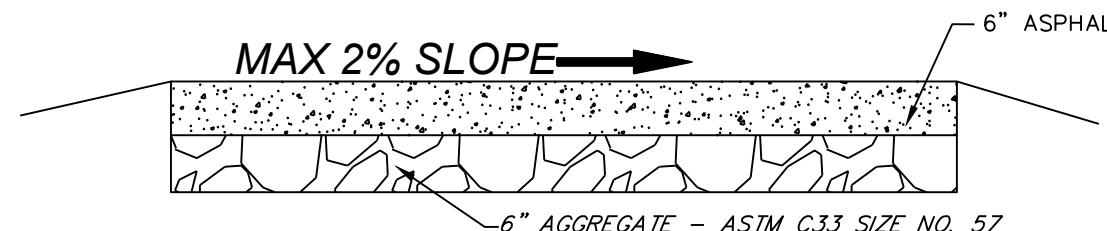
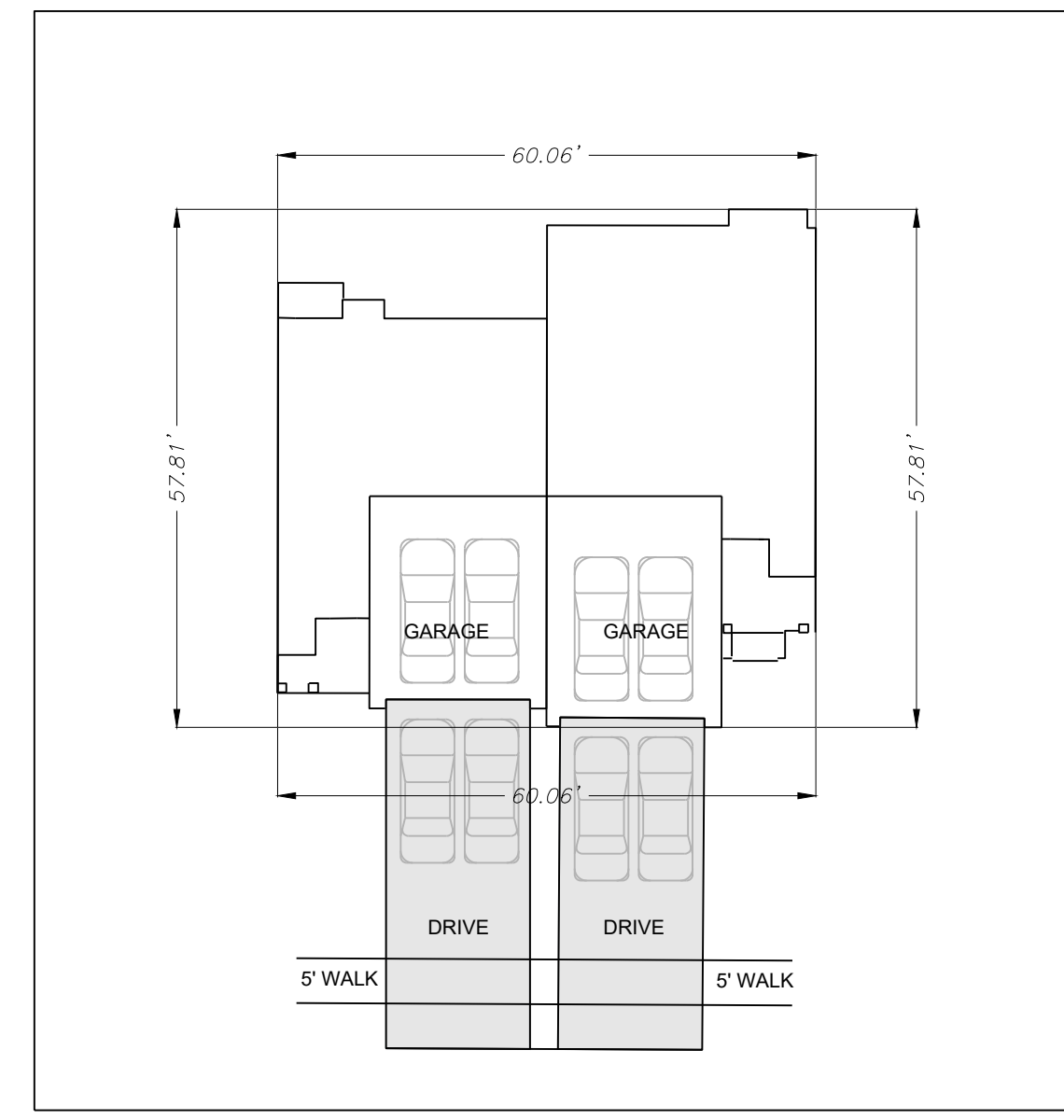
Issue Date:
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OVERALL SITE PLAN
Preliminary Development Plans for:
Lots 1 thru 56 & Tracts A-F Multi-Family
291 AND 150 HWY
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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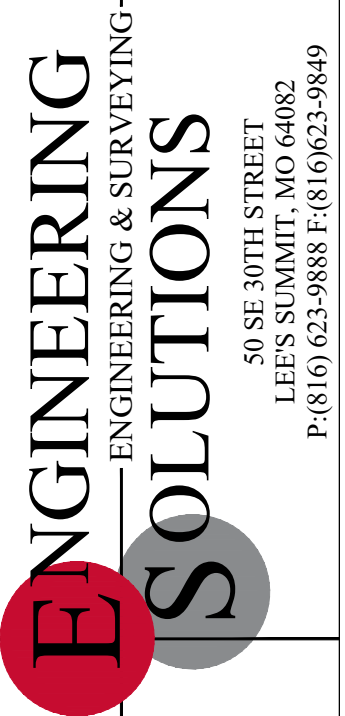
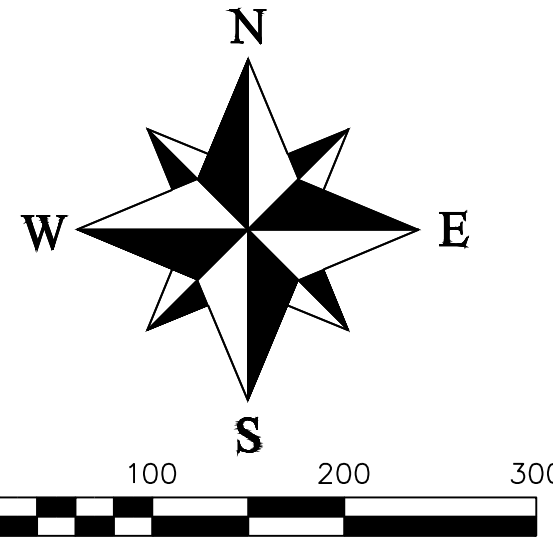


8' WALKING TRAIL
NOT TO SCALE

NOTE:
8' WALKING TRAIL TOTAL AREA = 9,215 SF
8' WALKING TRAIL TOTAL LENGTH = 1156 LF

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap
 - ⊙ Found Survey Monument (As Noted)
 - Ⓧ Exception Document Location
 - x—x—x— Existing Fence Line — Chain Link
 - X—W/M— Existing Water Line
 - X—SAN— Existing Sanitary Sewer Main
 - X—STM— Existing Storm Sewer
 - GAS— Existing Gas Line
 - UT— Existing Underground Telephone
 - ε— Existing Underground Electric
 - ST—ST— Proposed Storm Sewer
 - SS— Proposed Sanitary Sewer
 - W—W— Proposed 8" D.I.P. Water



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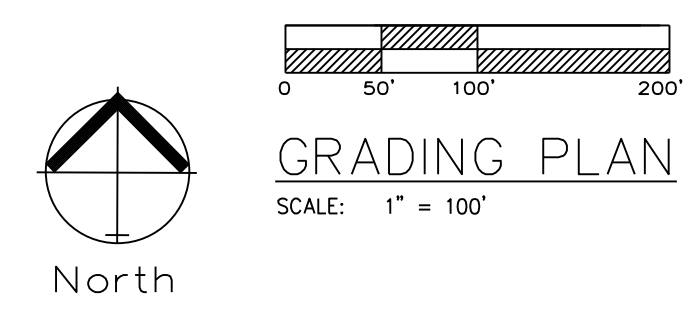
DEVELOPMENT SITE PLAN
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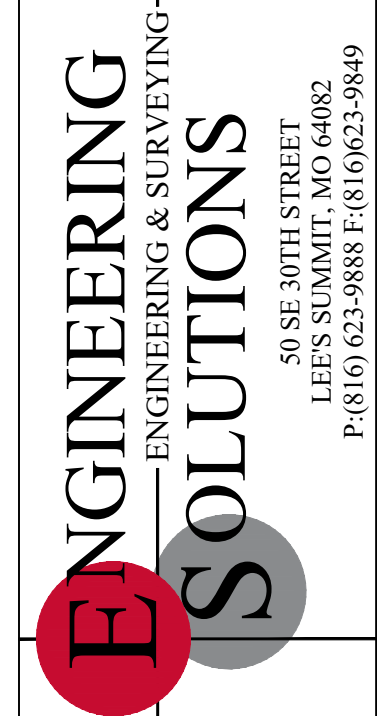
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POND DATA	
Bottom of Pond	958.00
Normal Pool	964.00
Normal Pool Surface Area	33,377 sf
100 yr WSE	972.74
Spillway Elevation	973.25
Top Berm Elevation	976.00



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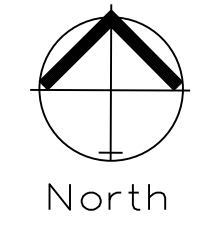
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Grading Plan
 Preliminary Development Plans for:
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UTILITY PLAN
SCALE: 1" = 100'
0 50 100 200'



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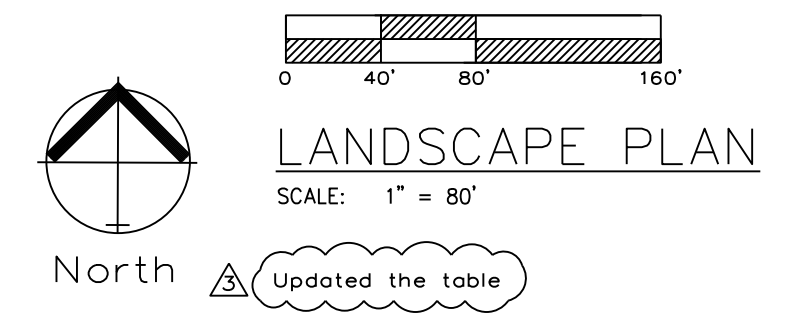
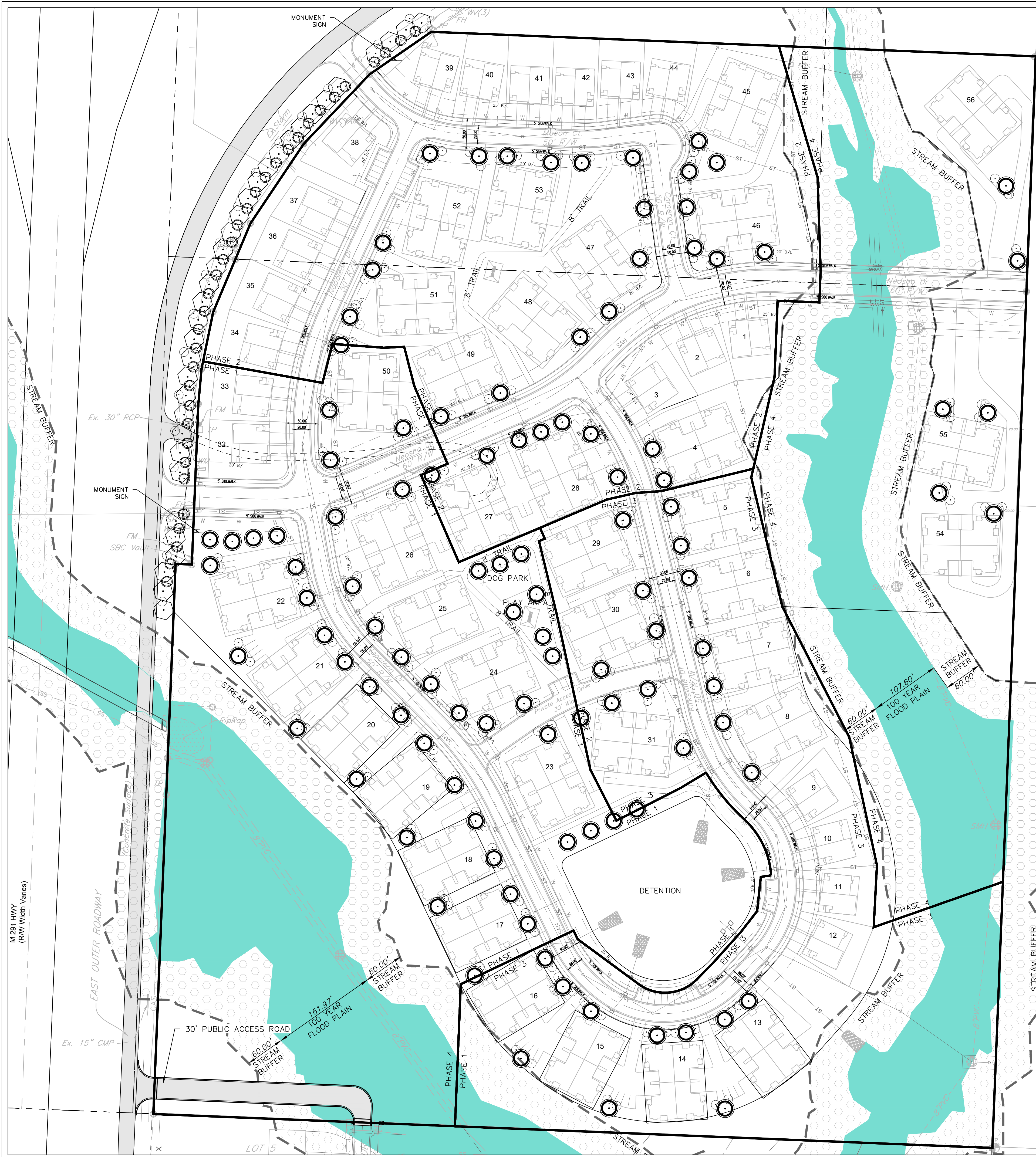
Utility Plan
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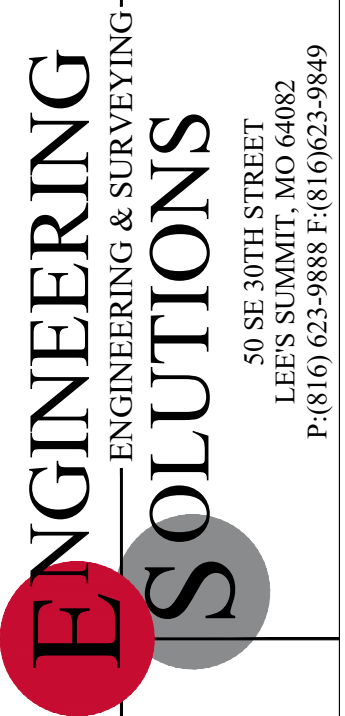
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LANDSCAPE WORKSHEET			
ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (M 291 HWY)	1 tree per 30 feet of street frontage	1026 ft. of street frontage /30= 34 trees required	34 Trees Provided
14.090.A.3 Street Frontage Shrubs (M 291 HWY)	1 shrub per 20 feet of street frontage	1026 ft. of street frontage /20= 51 shrubs required	51 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area, excluding building and parking. Excludes single family and duplex developments.	576,953 sq. ft. of total lot area minus 125,772 sq. ft. of bldg. & parking= 451,181 sq. ft. /5,000 x 2 = 180 shrubs	180 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	759,953 sq. ft. of total lot area minus 215,172 sq. ft. of bldg. & parking= 544,781 sq. ft./5,000 = 109 trees	110 Provided

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	34	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
shrub	34	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL.
shrub	197	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
tree	110	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.



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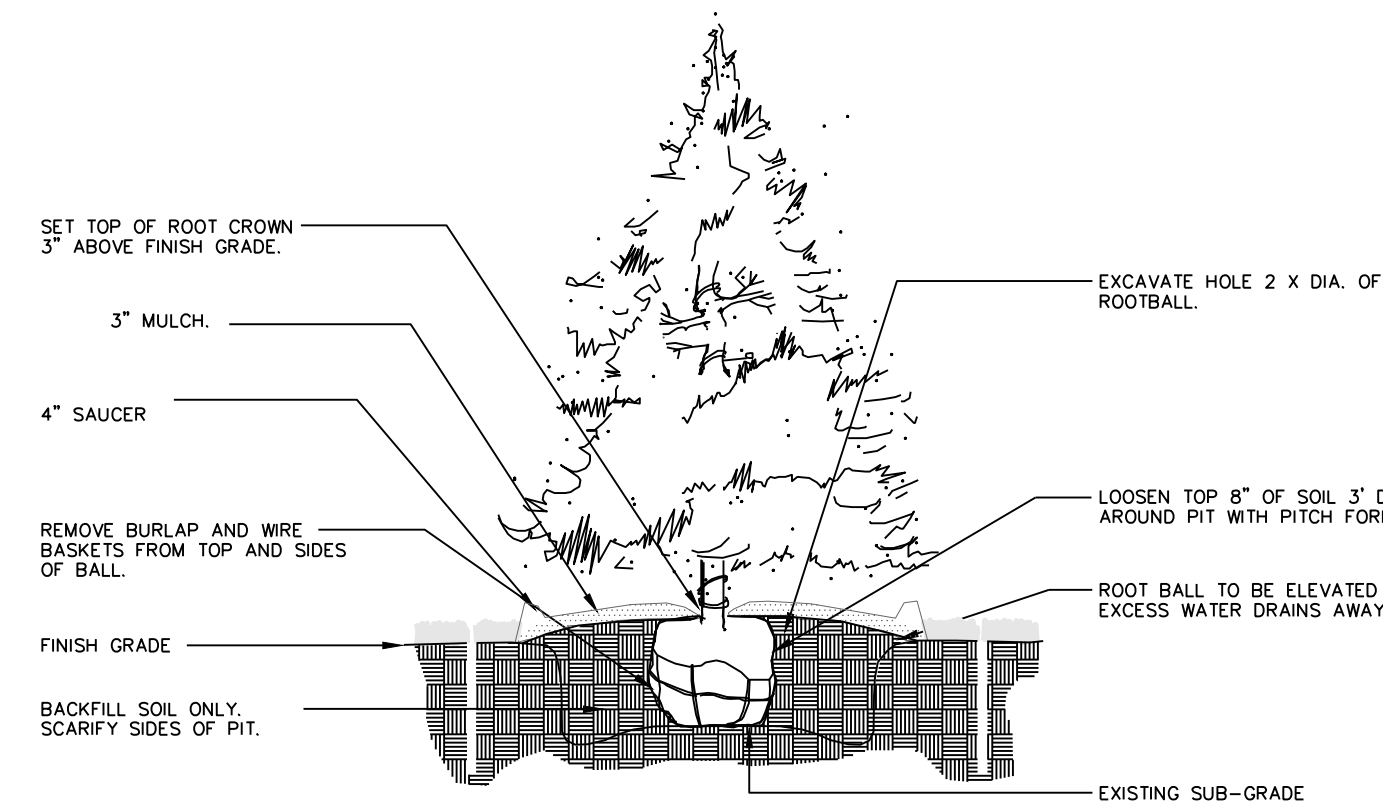
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**GENERAL LANDSCAPE NOTES:
PLANT MATERIAL**



1 EVERGREEN TREE PLANTING

NTS

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", ANSI 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 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.
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 D5958.
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 RECORD 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

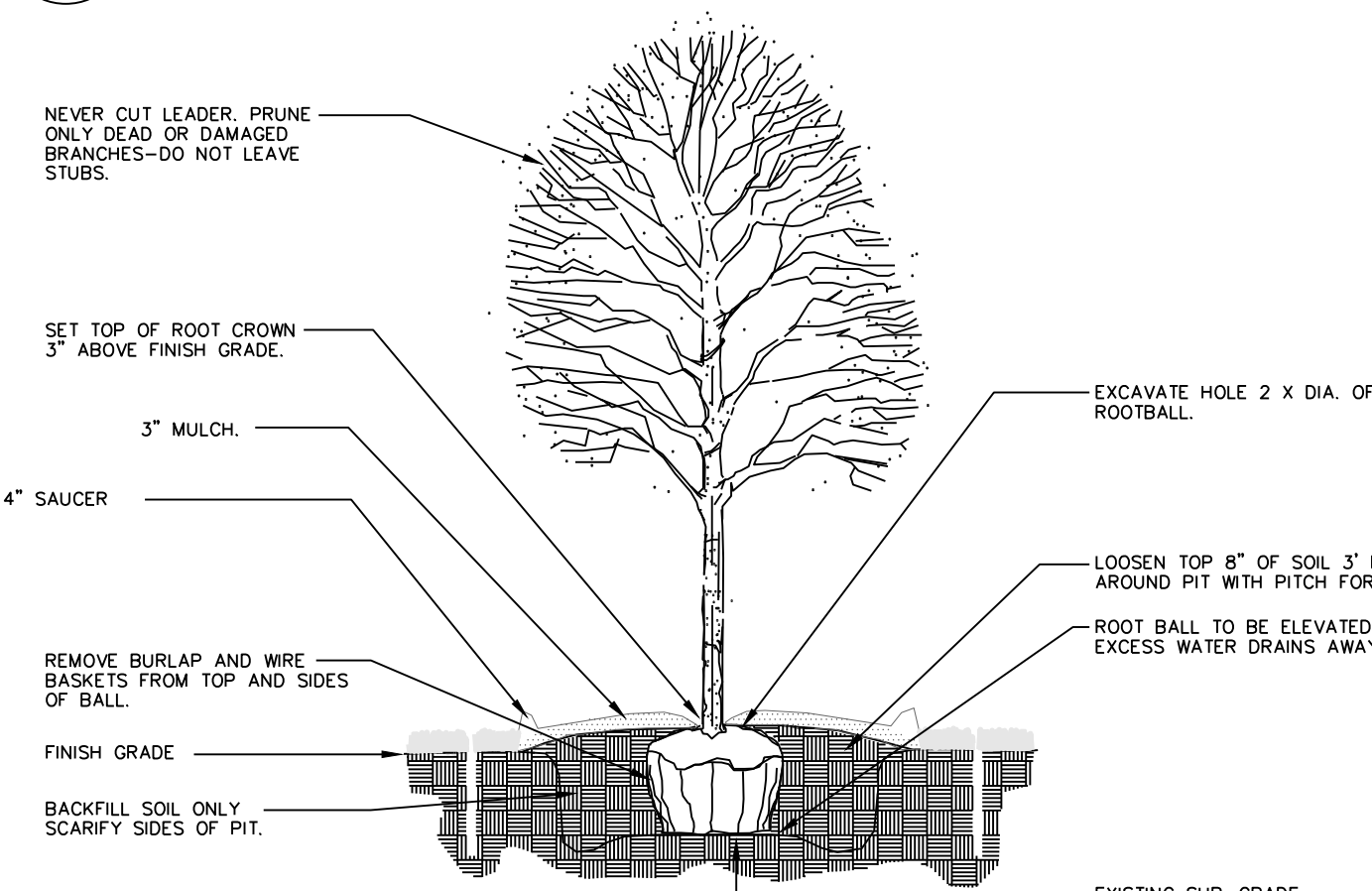
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

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

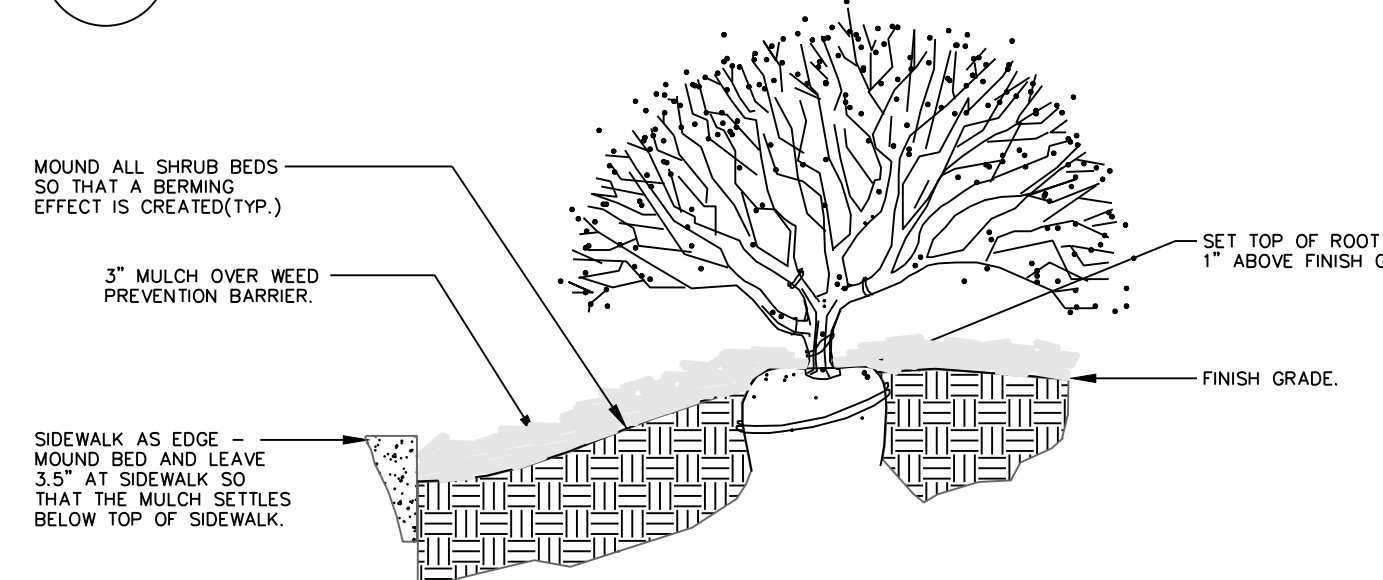
1. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYP, 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.)



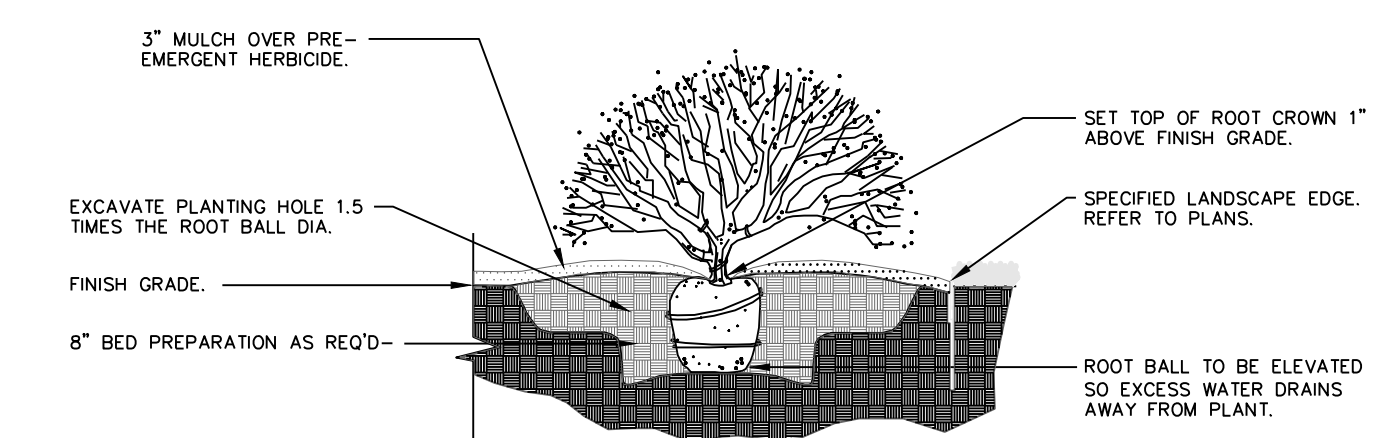
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

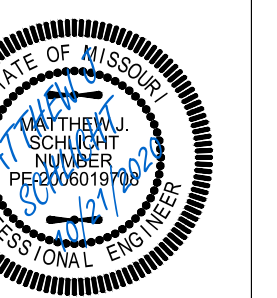


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