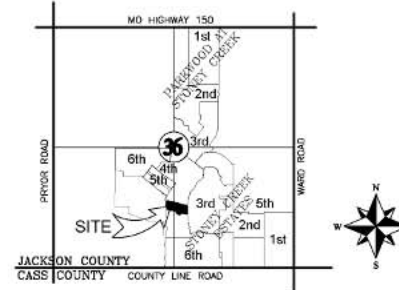


THE RESERVE AT STONEY CREEK - 2ND PLAT

Preliminary Development Plan

Tract k
Section 36, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 36-T47N-R32W

Not to Scale

LEGEND

These standard symbols will be found in the drawing.

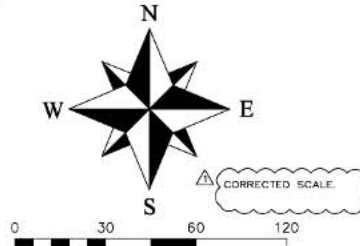
- ⊙ Found Survey Monument (As Noted)
- Ⓛ Exception Document Location
- Existing Fence Line - Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Underground Electric

ADDED LAND USE SCHEDULE

Item	Description	Value
a.	Total floor area	2,312 sq. ft.
b.	Number of dwelling units	N/A
c.	Land area	2.62 acres
d.	Number of required and proposed parking spaces	9 Standard / 1 Handicap
e.	Impervious coverage Parking/Sidewalk Building	16,948 sq. ft. 2,312 sq. ft. 19,260 sq. ft. (16.88% of Site)
f.	Floor Area Ratio (FAR)	2.03%
g.	Dwelling units per acre, with and without common area;	N/A
h.	The range of land uses to be permitted in each designated area of the development.	Swimming Pool

Site Improvement Notes

- Sanitary Sewer Improvements**
-The site will require a sanitary service from the existing sanitary to the north.
- Water Main Improvements**
-Water service will be extended from the existing 8" water main located north of SW Stoney Brook Circle.
- Storm Sewer**
-Storm runoff from the site will be routed to the existing detention basin located on Tract K east of the proposed site.
- Storm Water Detention**
-Utilize Existing System.
- Storm Water Quality Elements**
-Utilize Existing System.
- SW Stoney Brook Circle & SW Stoney Creek Drive**
-No improvements are anticipated.



INDEX OF SHEETS:

- C.001 - COVER SHEET
- C.100 - SITE PLAN
- C.200 - GRADING PLAN
- C.300 - UTILITY PLAN
- C.600 - STANDARD DETAILS
- L.100 - LANDSCAPE PLAN

OWNER:
STONEY CREEK ESTATES
HOMEOWNERS ASSOCIATION, INC.
CHARLES A. ALLEN IV
4034 SW GRANITE LANE
LEE'S SUMMIT, MO
816-753-7600

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 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.

PROPERTY DESCRIPTION

THE RESERVE AT STONEY CREEK 2nd PLAT - TRACT K

UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAD NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSIDERED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor:
(A) Certificate of Survey by PLS 2012008318-D
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished.
- 4) Bearings shown hereon are based upon bearings described in the legal description.
- 5) 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
- 6) 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.



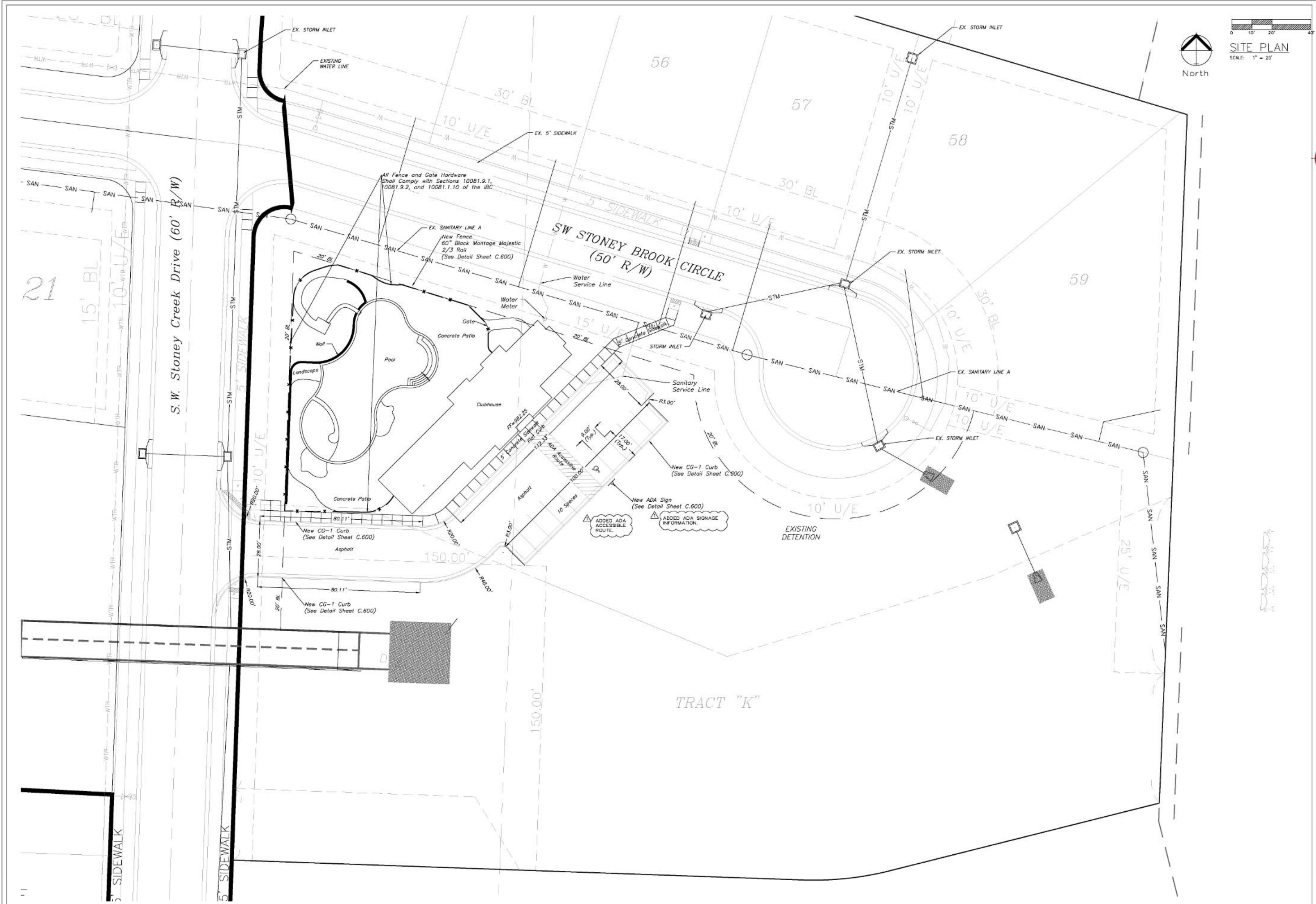
Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005000318-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

Cover Sheet
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2206019708
KS PE 19071
OK PE 25226

REVISIONS
Revised 6/19/18



SITE PLAN
SCALE: 1" = 20'

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

Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005000318-D
Kansas
Engineering E-1685
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
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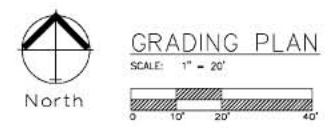
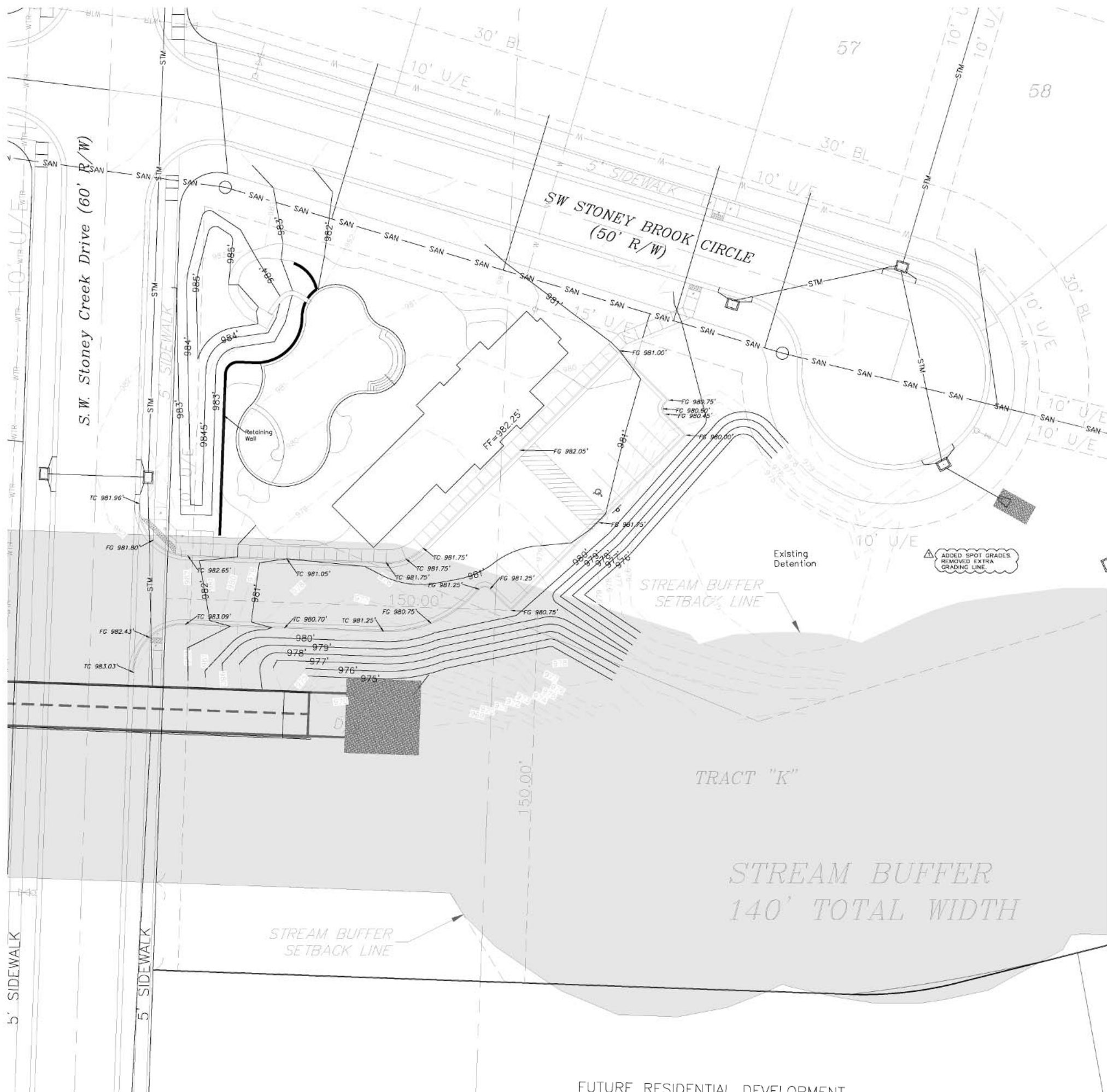
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

PROJECT:
THE RESERVE AT
STONEY CREEK
2ND PLAT POOL
Issue Date:
May 17, 2018

SITE PLAN
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

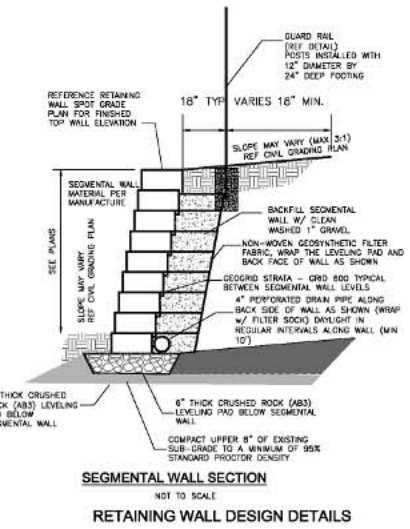
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
▲ Revised 6/19/18



Notes

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



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005000318-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

The Reserve at Stoney Creek - 2nd Plat Pool
 Lee's Summit, Jackson County, Missouri

PROJECT: THE RESERVE AT STONEY CREEK 2ND PLAT POOL
 Issue Date: May 17, 2018

GRADING PLAN
 Construction Plans for:
 The Reserve at Stoney Creek - 2nd Plat Pool
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS
 Revised 6/19/18



UTILITY PLAN
SCALE: 1" = 20'

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Surveying 2005000318-D
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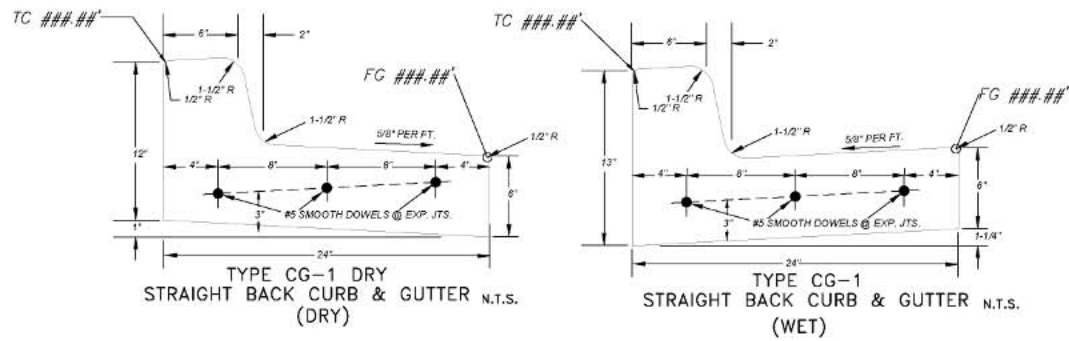
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

PROJECT:
THE RESERVE AT
STONEY CREEK
2ND PLAT POOL
Issue Date
May 17, 2018

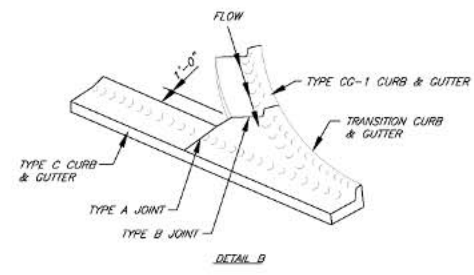
Utility Plan
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS
Revised 6/19/18

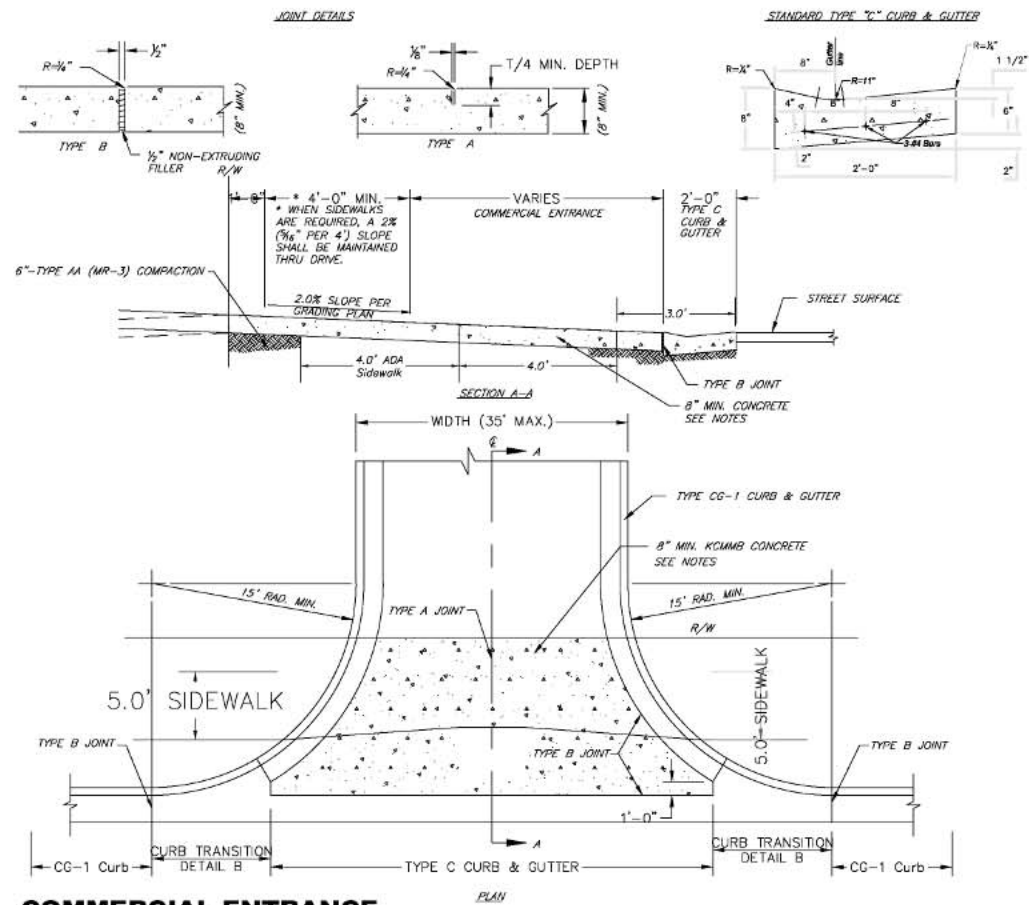
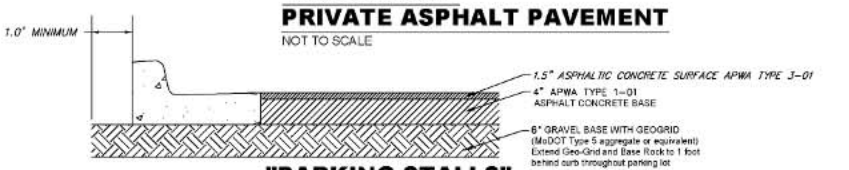
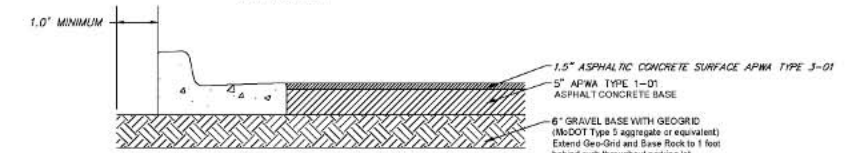
NO.	DATE	DESCRIPTION



ADDED CURB AND PAVEMENT DETAILS.

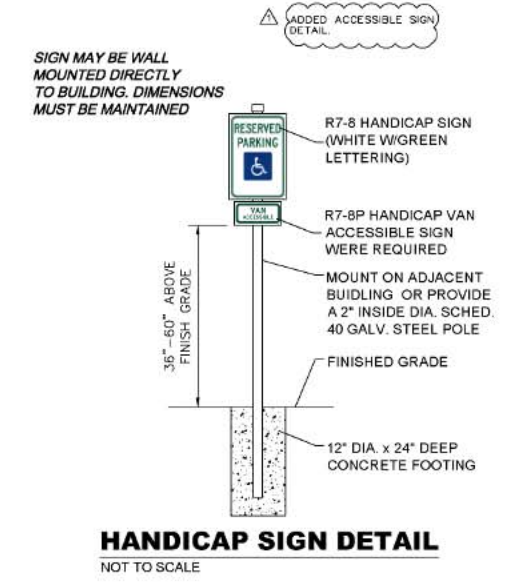


NOTE: REFERENCE ARTICLE 12, SECTION 12.120 PART F, OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THICKNESS

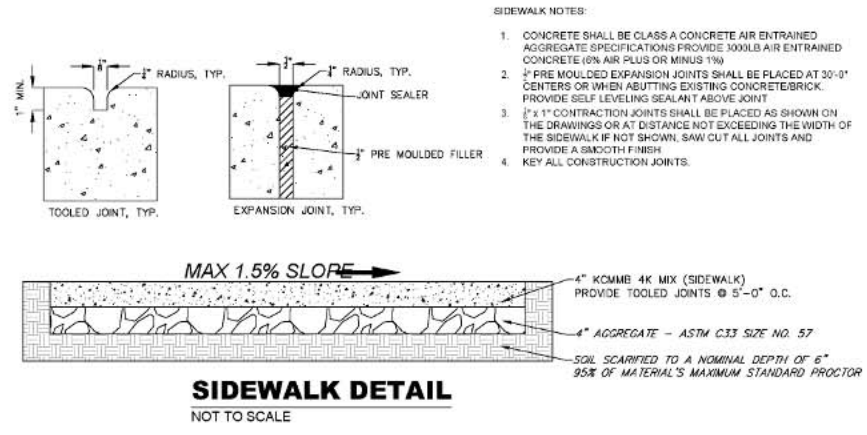


COMMERCIAL DRIVE NOTES:

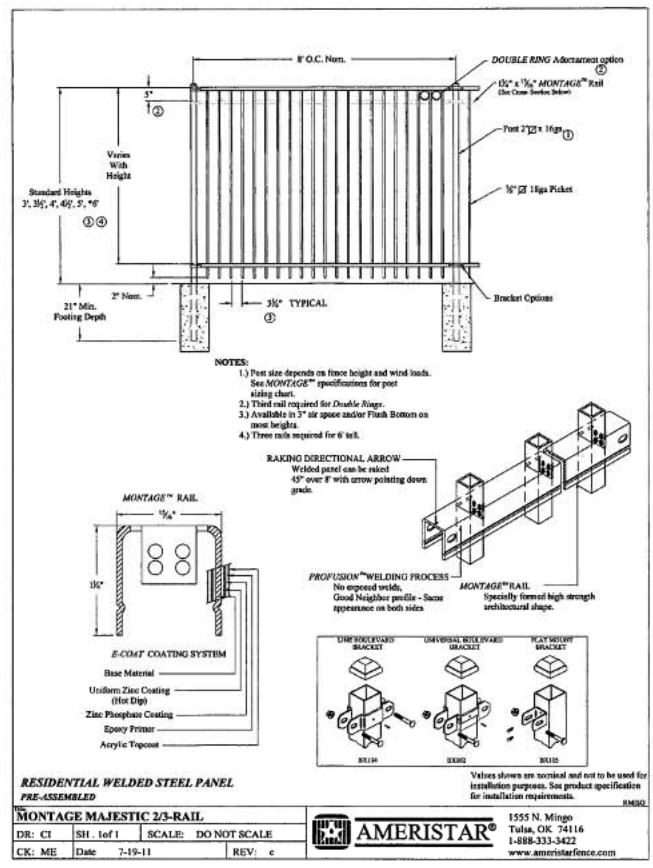
1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMMB-4K CONCRETE MIX DESIGN.
3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2 (APWA).
4. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2208.2.F (APWA).
5. 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., BOTH DIRECTIONS.
7. INSTALL TWO 3/8" x 2' SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
8. FORM 1/4" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.
9. TRUNCATED DUMES ARE NOT TO BE INSTALLED AT THE COMMERCIAL ENTRANCE.



ADDED FENCE DETAIL.



- SIDEWALK NOTES:**
1. CONCRETE SHALL BE CLASS A CONCRETE AIR ENTRAINED AGGREGATE SPECIFICATIONS PROVIDE 3000LB AIR ENTRAINED CONCRETE (10% AIR PLUS OR MINUS 1%)
 2. PRE MOULDED EXPANSION JOINTS SHALL BE PLACED AT 30'-0" CENTERS OR WHEN ABUTTING EXISTING CONCRETE/BRICK. PROVIDE SELF LEVELING SEALANT ABOVE JOINT
 3. 1/2" x 1" CONTRACTION JOINTS SHALL BE PLACED AS SHOWN ON THE DRAWINGS OR AT DISTANCE NOT EXCEEDING THE WIDTH OF THE SIDEWALK IF NOT SHOWN, SAW CUT ALL JOINTS AND PROVIDE A SMOOTH FINISH
 4. KEY ALL CONSTRUCTION JOINTS.



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Kansas
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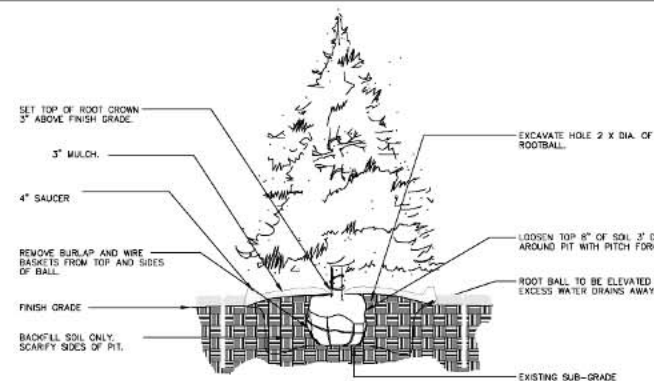
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

PROJECT: THE RESERVE AT STONEY CREEK 2ND PLAT POOL
Issue Date: May 17, 2018

Standard Details
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

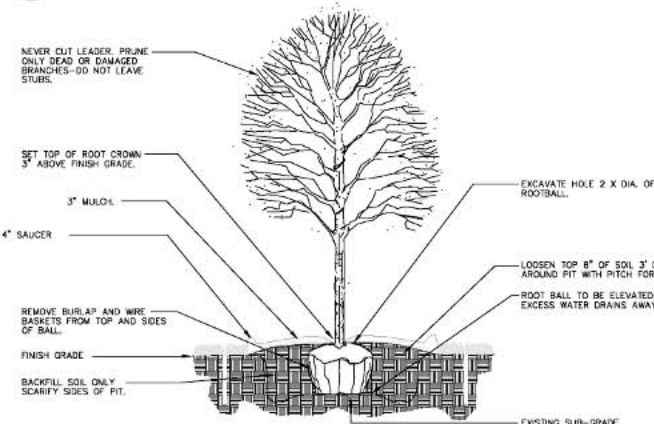
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REVISIONS
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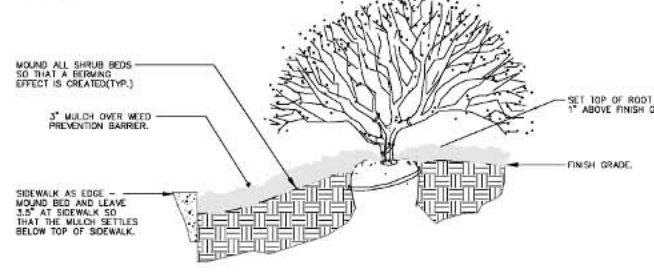
1 EVERGREEN TREE PLANTING

NTS



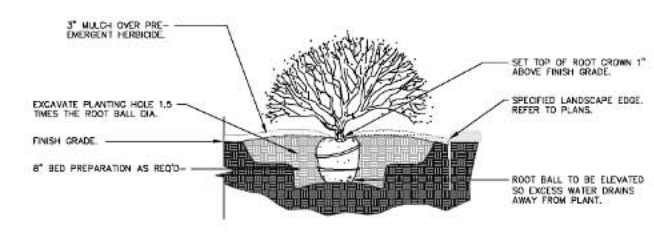
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

PLANTING SCHEDULE:

IS FOR PHASE I ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

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

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANS 260.1-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- SOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDING FOR WATER RUN-OFF.
- 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 MOIST 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 WILDBURN. REAPPLY ANTI-DESICCANT TO LEAVES 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 PLANS ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE SEALANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSUITABLE IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

- ALL LAWN AREAS TO BE SOGGED OR SEEDED AS SHOWN ON PLANS. SOG SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOG SHALL BE HEALTHY, TACK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOG SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:
 - TURF-TYPE TALL FESCUE 90%
 - KENTUCKY BLUEGRASS 10%
- ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5266.
- PLANT BEDS TO BE "MOUNDING". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND CURB EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1/4" FOR SOG AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- CURB EDGES ARE TO BE OUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

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

IRRIGATION PERFORMANCE SPECIFICATION:

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

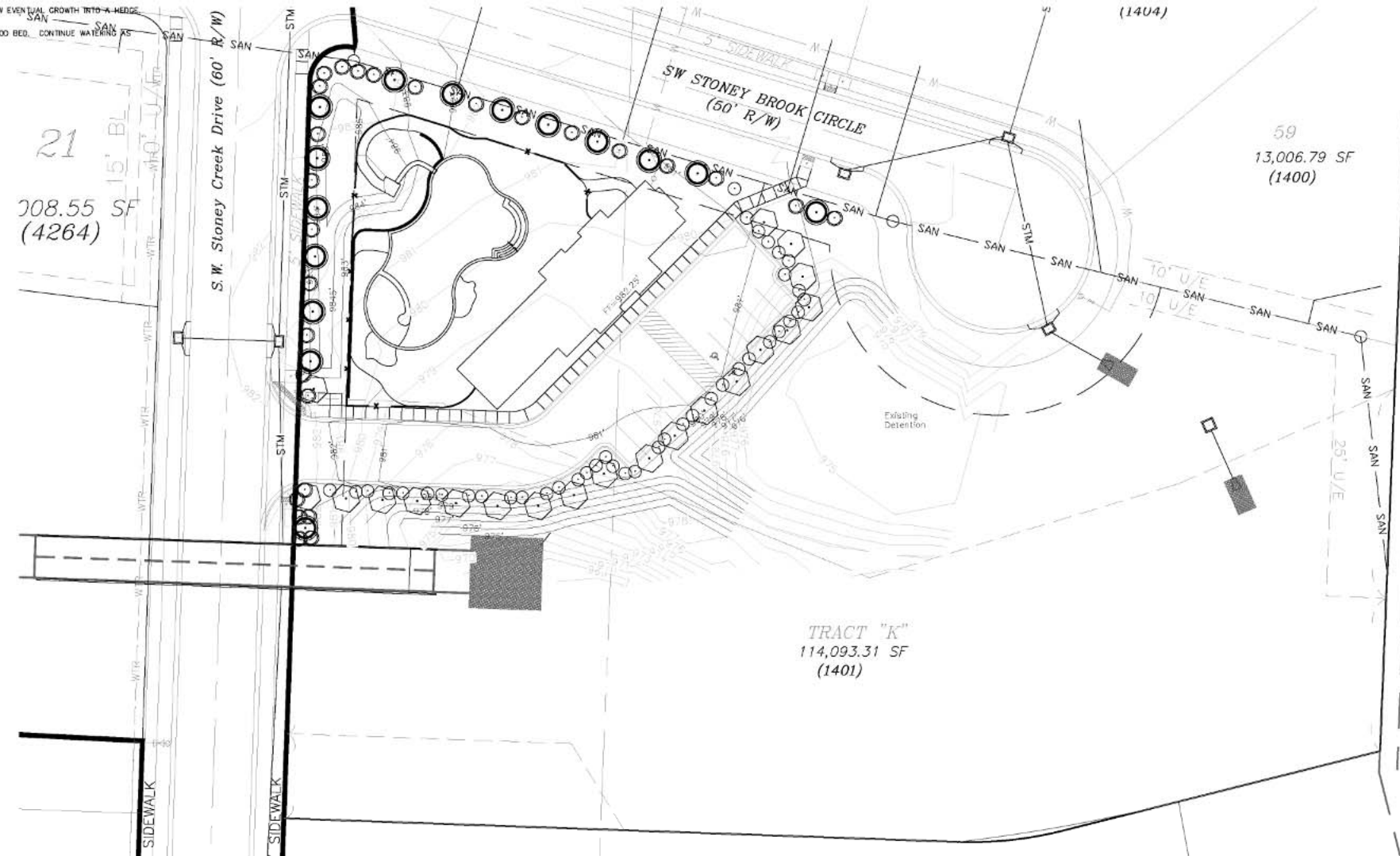
SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.



LANDSCAPE WORKSHEET

ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SW Stoney Creek Dr)	1 tree per 30 feet of street frontage 212 ft. of street frontage /30= 7 trees required	7 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Stoney Creek Dr)	1 shrub per 20 feet of street frontage 212 ft. of street frontage /20= 10 shrubs required	10 shrubs provided
14.090.A.1 Street Frontage Trees (SW Stoney Brook Dr)	1 tree per 30 feet of street frontage 242 ft. of street frontage /30= 8 trees required	8 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Stoney Brook Dr)	1 shrub per 20 feet of street frontage 242 ft. of street frontage /20= 12 shrubs required	12 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking 114,093 sq. ft. of total lot area minus 11,707 sq. ft. of bldg. & parking= 102,386 sq. ft./5,000 x 2 = 41 shrubs	41 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking 114,093 sq. ft. of total lot area minus 11,707 sq. ft. of bldg. & parking= 102,386 sq. ft./5,000 = 20 trees	20 Required 0 Existing 20 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide 8,540 sq. ft. of parking area x .05 = 427 sq. ft. of landscape parking lot islands required	427 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs) 63 linear feet/40 x 12 19 shrubs required.	19 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2000000318-D
Kansas
Engineering E-1685
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

PROJECT:
THE RESERVE AT
STONEY CREEK
2ND PLAT POOL
Issue Date:
May 17, 2018

LANDSCAPE PLAN
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat Pool
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS
Revised 6/19/18

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (E. VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER



SHINGLES



CEDAR



PT-1: SW7669



PT-2: SW7068



PT-3: SW7020

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	COMPOSITION SHINGLES	TAMKO, HERITAGE PREMIUM	WEATHERED WOOD
2	STONE VENEER	CANYON STONE OR EQUAL	COUNTRY LEDGE/ COLOR: SANDY BUFF
3	WINDOW ALUM./WOOD FRAME	PELLA ARCHITECT SERIES OR EQUAL	IRON ORE
4	CEMENTITIOUS STUCCO	DRYVIT, "OUTSULATION PLUS" OR EQUAL	PT-1: SUMMIT GRAY SW7669 PT-2: GRIZZLE GRAY SW7068
5	EXTERIOR DOOR	HOLLOW METAL PANEL, PAINTED	GRAY COLOR MATCHED TO P1
6	FASCIA/SOFFIT	SMART TRIM, LP OR EQUAL	PT-3: BLACK FOX 7020
7	WALL/WINDOW TRIM	SMART TRIM, LP OR EQUAL	PT-3: BLACK FOX 7020
8	GUTTER/ DOWNSPOUT	24 GA. STEEL	PT-3: BLACK FOX 7020
9	POOL GATE	CEDAR	CLEAR COAT SEALER

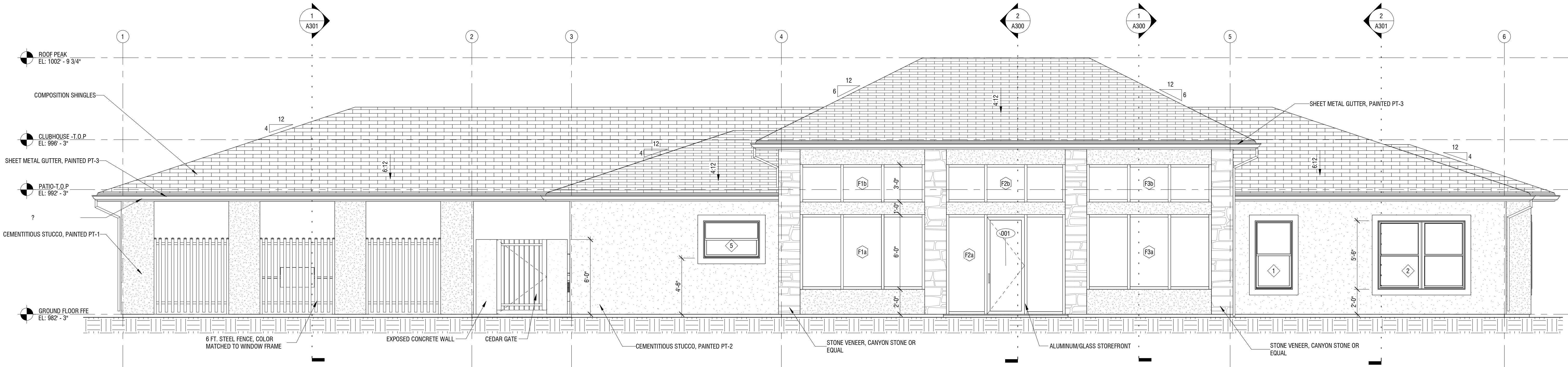


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MEP ENGINEER
PKMR ENGINEERS
 13300 WEST 90TH STREET
 LENEXA, KANSAS 66215
 PH: 913-312-0151



1 SOUTH-EAST ELEVATION
 1/4" = 1'-0"



2 NORTH-WEST ELEVATION
 1/4" = 1'-0"

STONEY CREEK CLUBHOUSE
 THE RESERVE AT STONEY CREEK
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

SEAL

DATE ISSUED: APRIL 16, 2018

NO.	REVISION	DATE

DESIGNED BY TT
 DRAWN BY TT, PT
 CHECKED BY DB

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SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING. ONLY A CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREIN AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

ELEVATIONS
A200

GENERAL NOTES

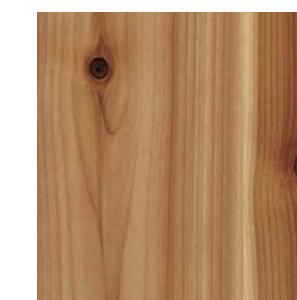
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STONE VENEER



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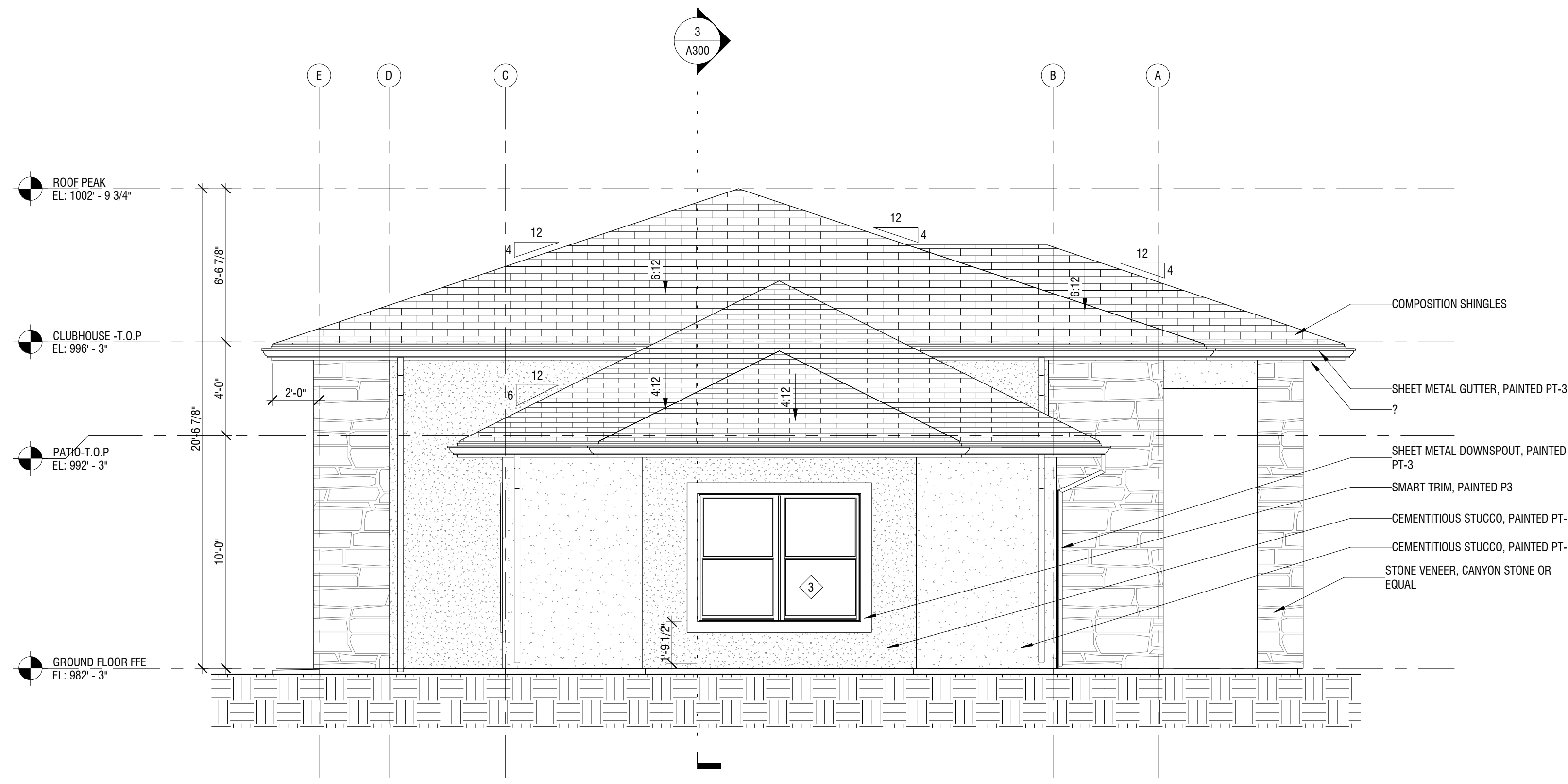
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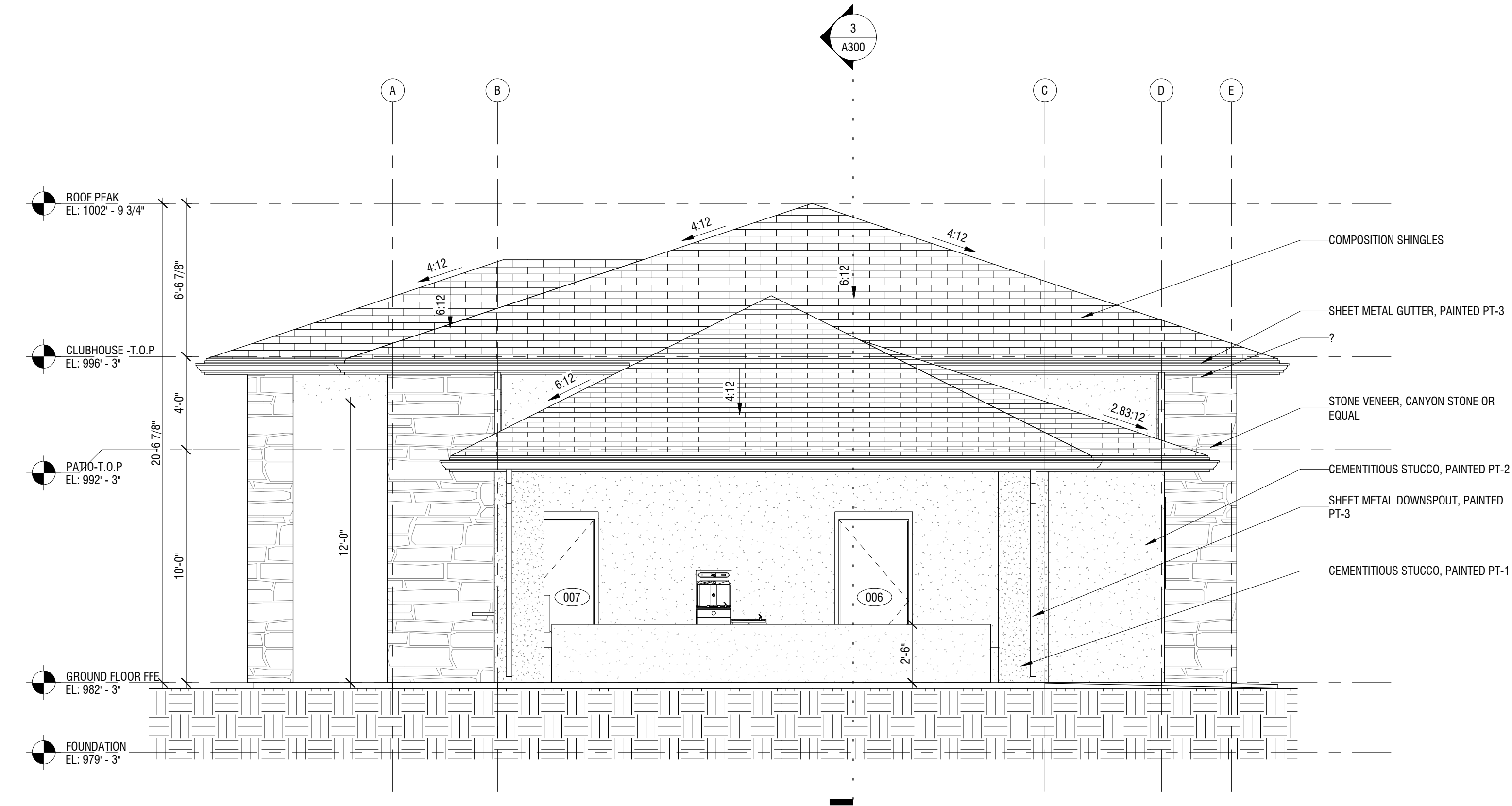
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ELEVATIONS
A201