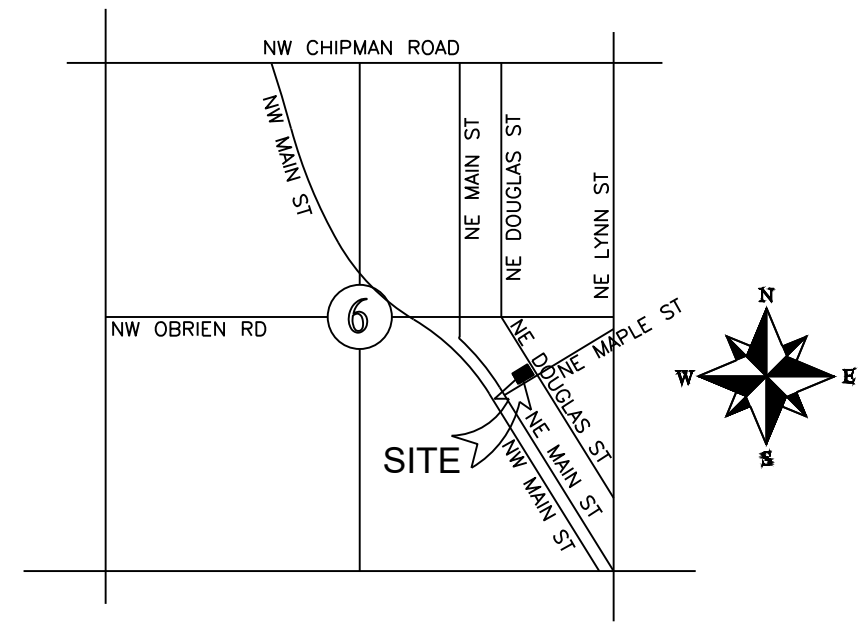


# Preliminary Development Plan

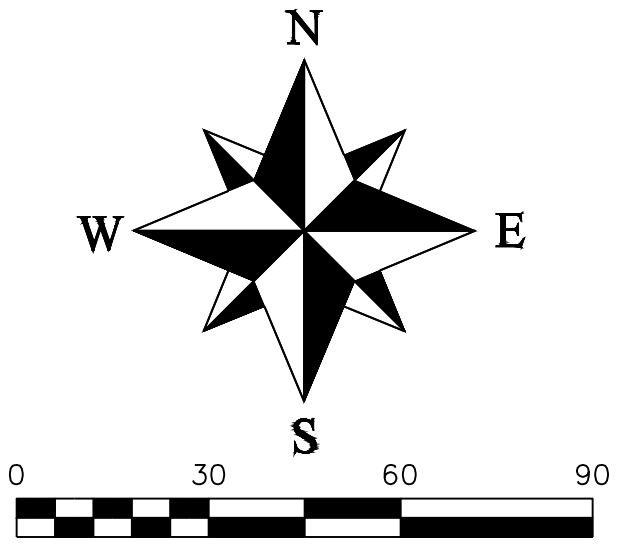
## 100 NE Douglas Street

Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



**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—	
Proposed Storm Sewer	—ST—	—ST—
Proposed Sanitary Sewer	—SS—	—SS—
Proposed Underground Power	—UGT—	—UGT—
Proposed Gas Service	—gas—	
Proposed 8" D.M.P. Water	—W—	
Proposed Electrical Service	—UGP—	—UGP—



**PROPERTY DESCRIPTION**

ALL PAVING ON THE PRIVATE 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. 29095C0417G 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 - 756-6261  
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 - 969-1800  
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900  
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7463

**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.

**Land Use Schedule**

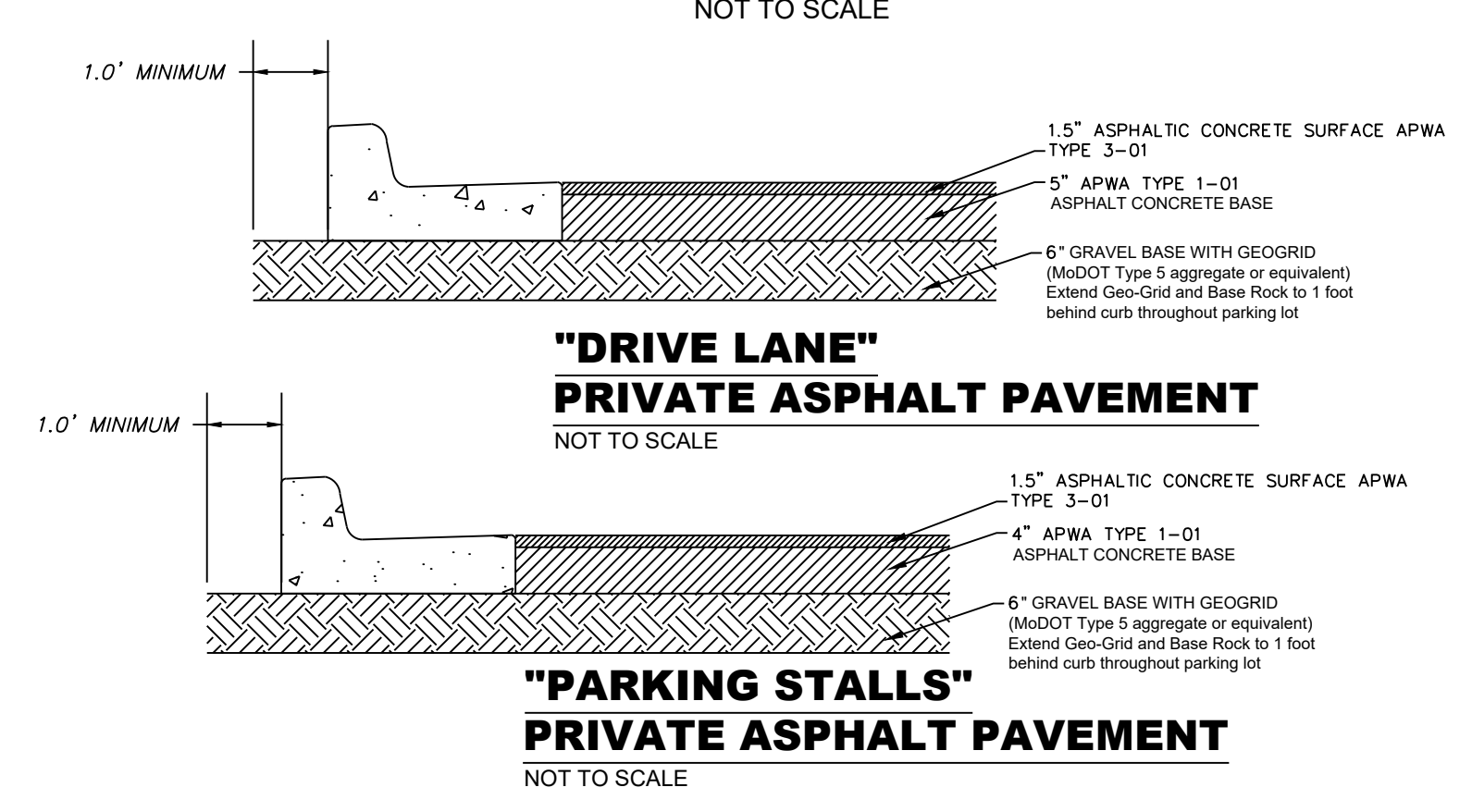
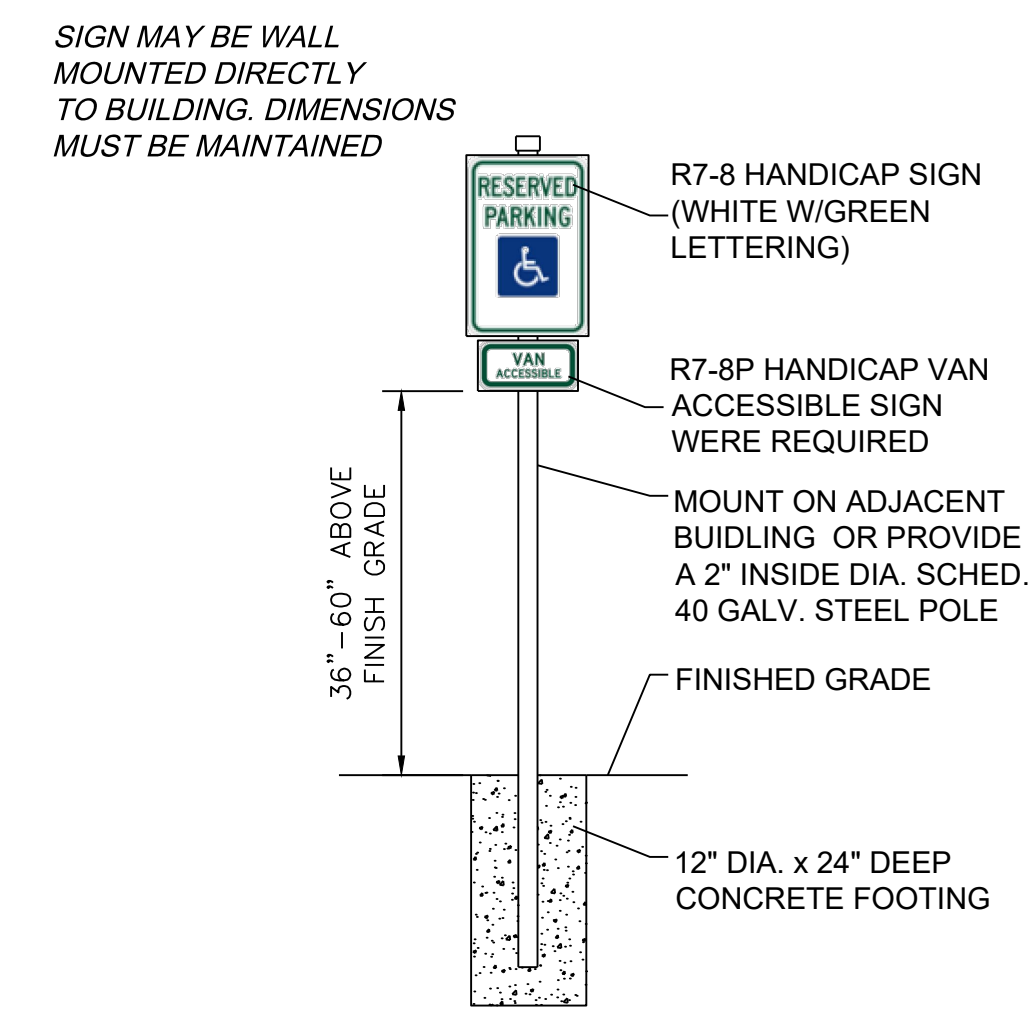
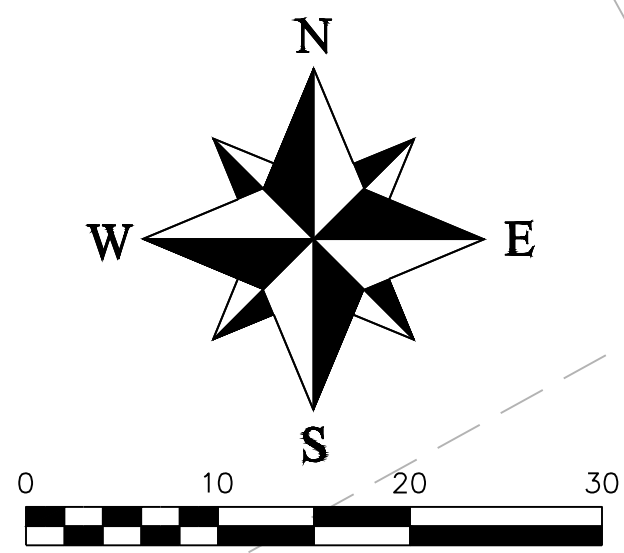
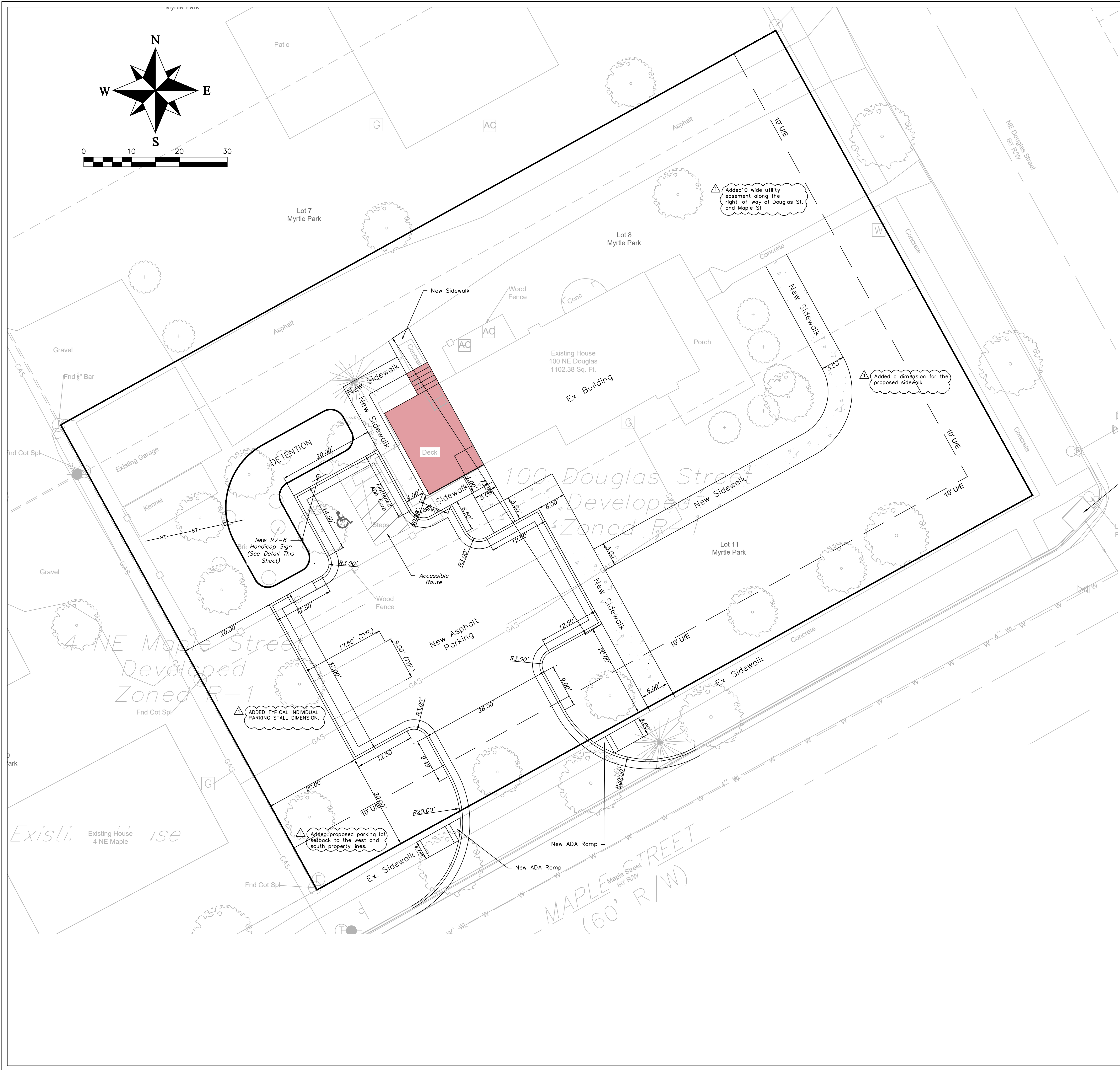
a. Total floor area	1,102 sq. ft.
b. Number of dwelling units	N/A
c. Land area	18,948.60 sq. ft. 0.44 acres
d. Number of required and proposed parking spaces	7 Standard / 1 Handicap 7 Standard / 1 Handicap
e. Impervious coverage	4,262 sq. ft. 1,102 sq. ft. 5,364 sq. ft. (28.3% of Site)
f. Floor Area Ratio (FAR)	5.8%
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.	Office

Current Zoning: R-1 TSO  
Proposed Zoning: R-1 TSO

**Sanitary Sewer Service**  
Existing Sanitary Sewer service from south of property.

**Water Service**  
Existing Service from south of property.

**Storm Sewer**  
New storm line and detention.



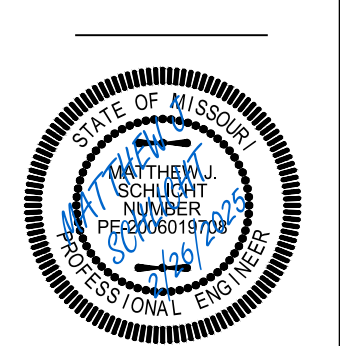
**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

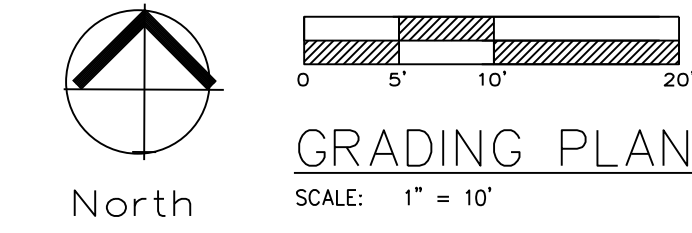
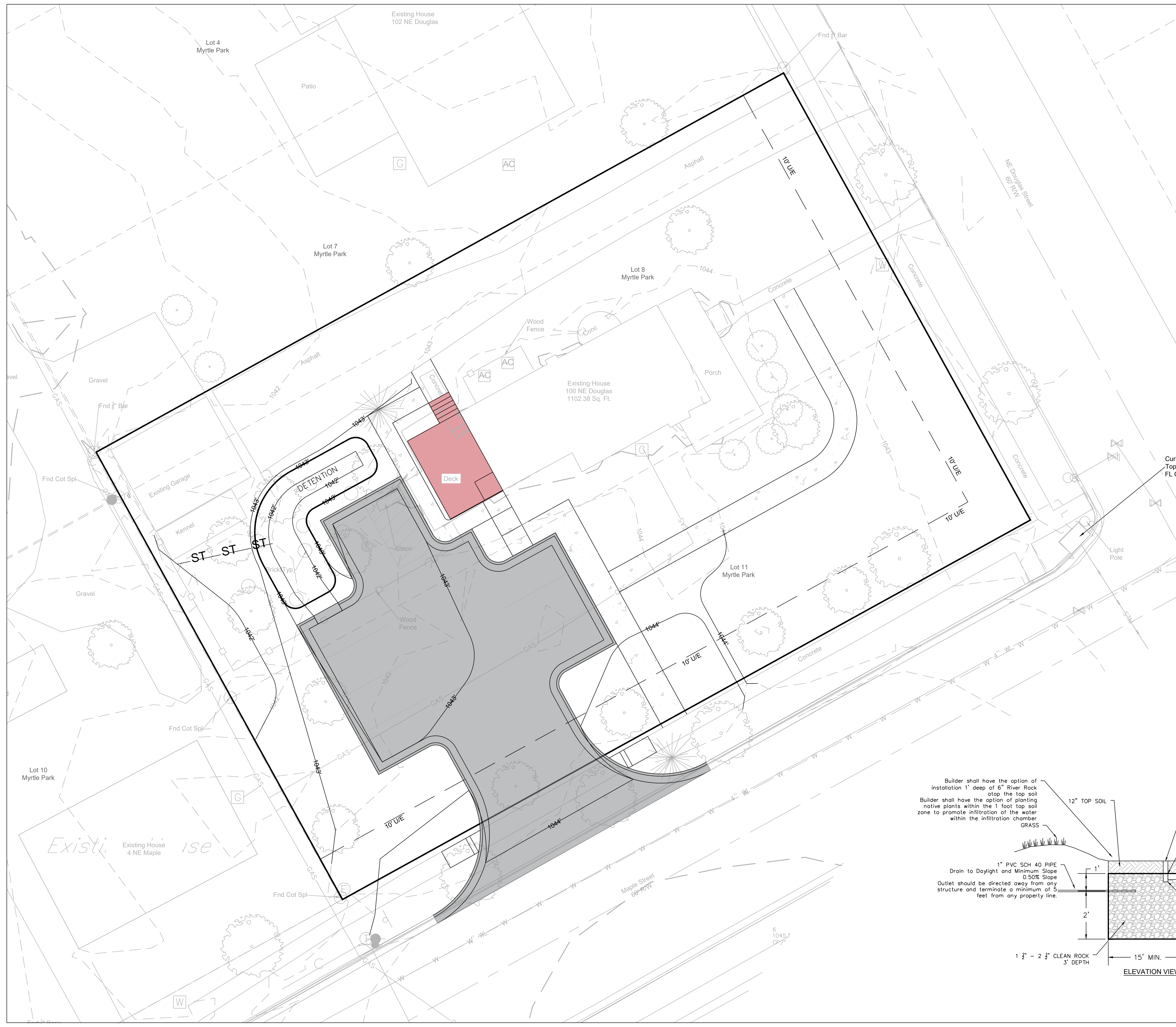
Project: 100 NE DOUGLAS STREET  
Issue Date: January 24, 2025

**SITE PLAN**  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

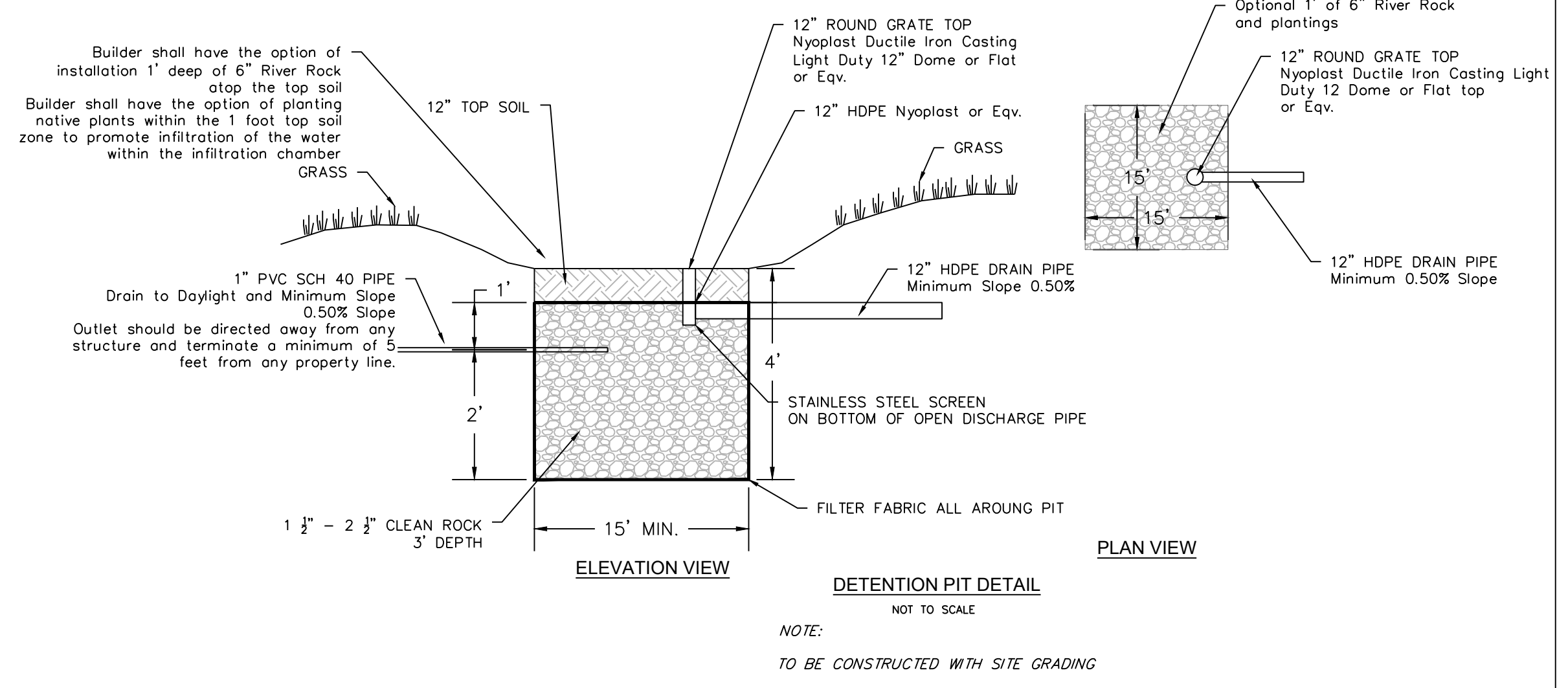


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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REV. 2/26/2025



- 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.

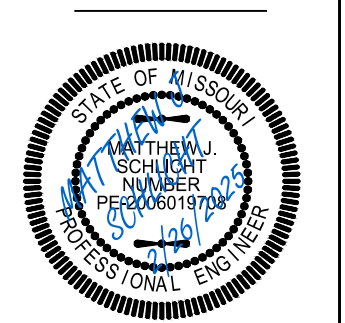


**Professional Registration**  
Missouri  
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Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

**Project:** 100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

**Issue Date:** January 24, 2025

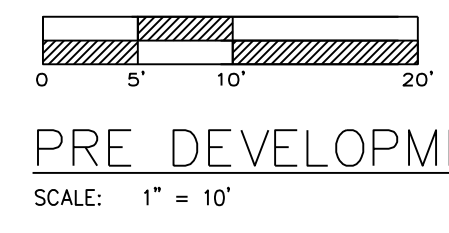
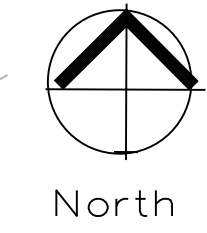
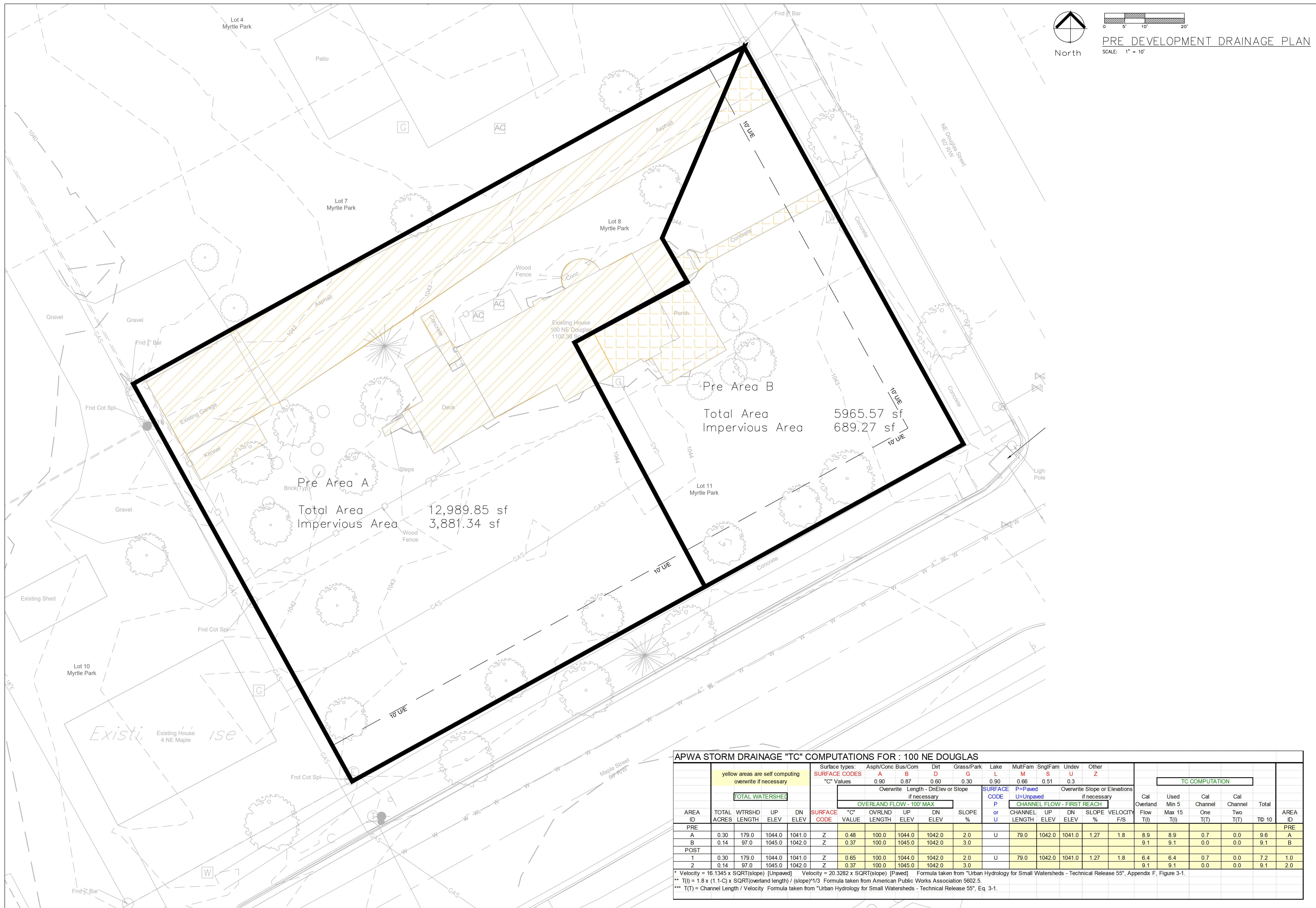
**Grading Plan**  
**Preliminary Development Plans for:**  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri



**Matthew J. Schlicht**  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14325

**REVISIONS**

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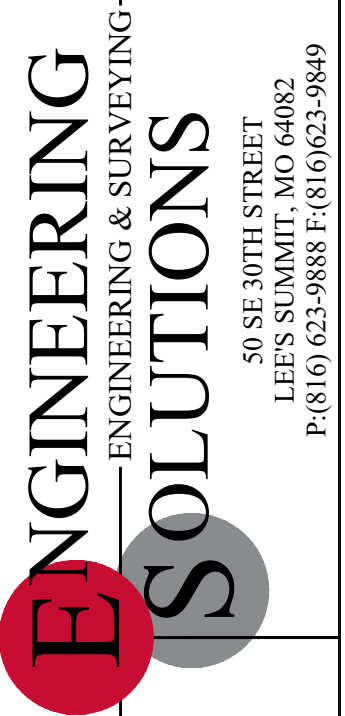
Pre Area A  
Total Area  
Impervious Area  
12,989.85 sf  
3,881.34 sf

Pre Area B  
Total Area  
Impervious Area  
5,965.57 sf  
689.27 sf

APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : 100 NE DOUGLAS

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	SURFACE TYPES				SLOPE %	SURFACE CODE	CHANNEL LENGTH	UP ELEV	DN ELEV	SLOPE %	VELOCITY F/S	TC COMPUTATION					AREA ID	
						Asph/Conc	Bus/Com	Dirt	Grass/Park								Lake	MultFam	SnglFam	Undev	Other		Cal Overland Flow (T)
PRE																							PRE
A	0.30	179.0	1044.0	1041.0	Z	0.48	100.0	1044.0	1042.0	2.0	U	79.0	1042.0	1041.0	1.27	1.8	8.9	8.9	0.7	0.0	9.6	A	
B	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0	3.0							9.1	9.1	0.0	0.0	9.1	B	
POST																							
1	0.30	179.0	1044.0	1041.0	Z	0.65	100.0	1044.0	1042.0	2.0	U	79.0	1042.0	1041.0	1.27	1.8	6.4	6.4	0.7	0.0	7.2	1.0	
2	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0	3.0							9.1	9.1	0.0	0.0	9.1	2.0	

\* Velocity = 16.1345 x SQRT(slope) [Unpaved] Velocity = 20.3282 x SQRT(slope) [Paved] Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F, Figure 3-1.  
 \*\* T(I) = 1.8 x (1.1-C) x SQRT(overland length) / (slope)<sup>1/3</sup> Formula taken from American Public Works Association 5602.5.  
 \*\*\* T(T) = Channel Length / Velocity Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.

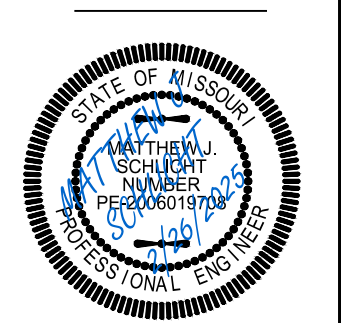


ENGINEERING & SURVEYING SOLUTIONS  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

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

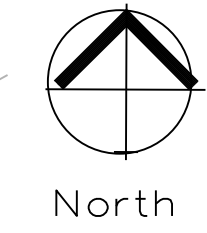
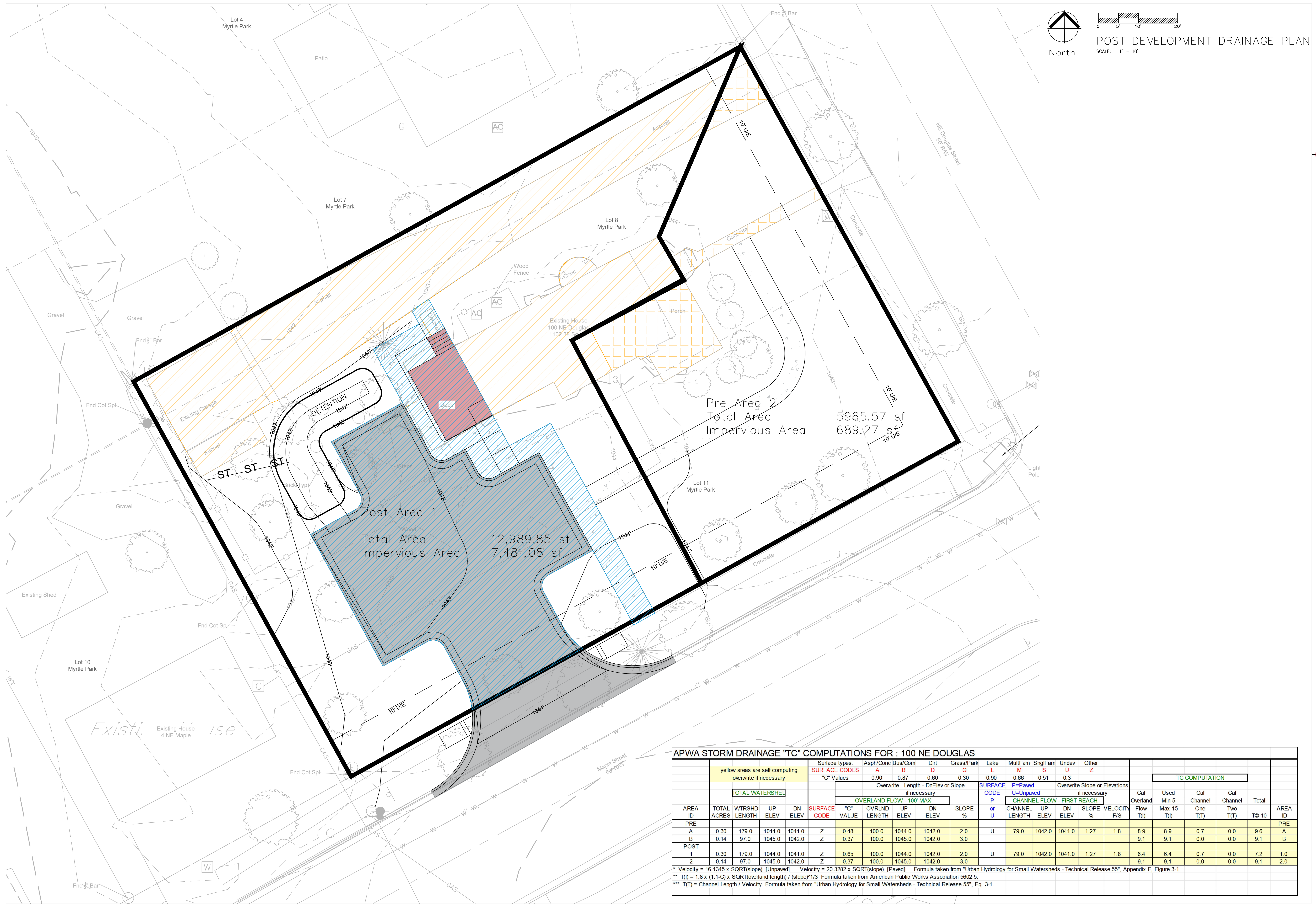
Project: 100 NE DOUGLAS STREET  
 Issue Date: January 24, 2025

Pre Development  
 Preliminary Development Plans for:  
 100 NE DOUGLAS STREET  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019108  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14325

REVISIONS  
 REV. 2/11/2025  
 REV. 2/26/2025



POST DEVELOPMENT DRAINAGE PLAN  
SCALE: 1" = 10'

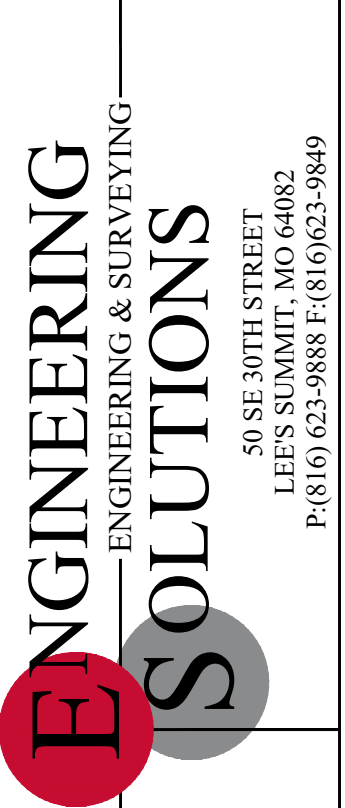
Pre Area 2  
Total Area  
Impervious Area  
5965.57 sf  
689.27 sf

Post Area 1  
Total Area  
Impervious Area  
12,989.85 sf  
7,481.08 sf

APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : 100 NE DOUGLAS

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	SURFACE CODES				SLOPE %	SURFACE CODE	TC COMPUTATION				AREA ID						
						"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV			Cal Overland Flow T(I)	Used Min 5 Max 15 T(I)	Cal Channel One T(T)	Cal Channel Two T(T)		Total T@ 10					
PRE																		PRE				
A	0.30	179.0	1044.0	1041.0	Z	0.48	100.0	1044.0	1042.0	2.0	U	79.0	1042.0	1041.0	1.27	1.8	8.9	8.9	0.7	0.0	9.6	A
B	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0	3.0							9.1	9.1	0.0	0.0	9.1	B
POST																						
1	0.30	179.0	1044.0	1041.0	Z	0.65	100.0	1044.0	1042.0	2.0	U	79.0	1042.0	1041.0	1.27	1.8	6.4	6.4	0.7	0.0	7.2	1.0
2	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0	3.0							9.1	9.1	0.0	0.0	9.1	2.0

\* Velocity = 16.1345 x SQRT(slope) [Unpaved] Velocity = 20.3282 x SQRT(slope) [Paved] Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F, Figure 3-1.  
 \*\* T(I) = 1.8 x (1.1-C) x SQRT(overland length) / (slope)<sup>1/3</sup> Formula taken from American Public Works Association 5602.5  
 \*\*\* T(T) = Channel Length / Velocity Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.

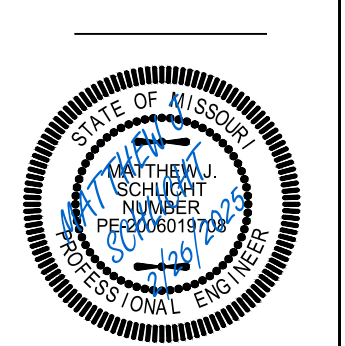


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SOLUTIONS  
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Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 200500819-D  
Kansas  
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Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

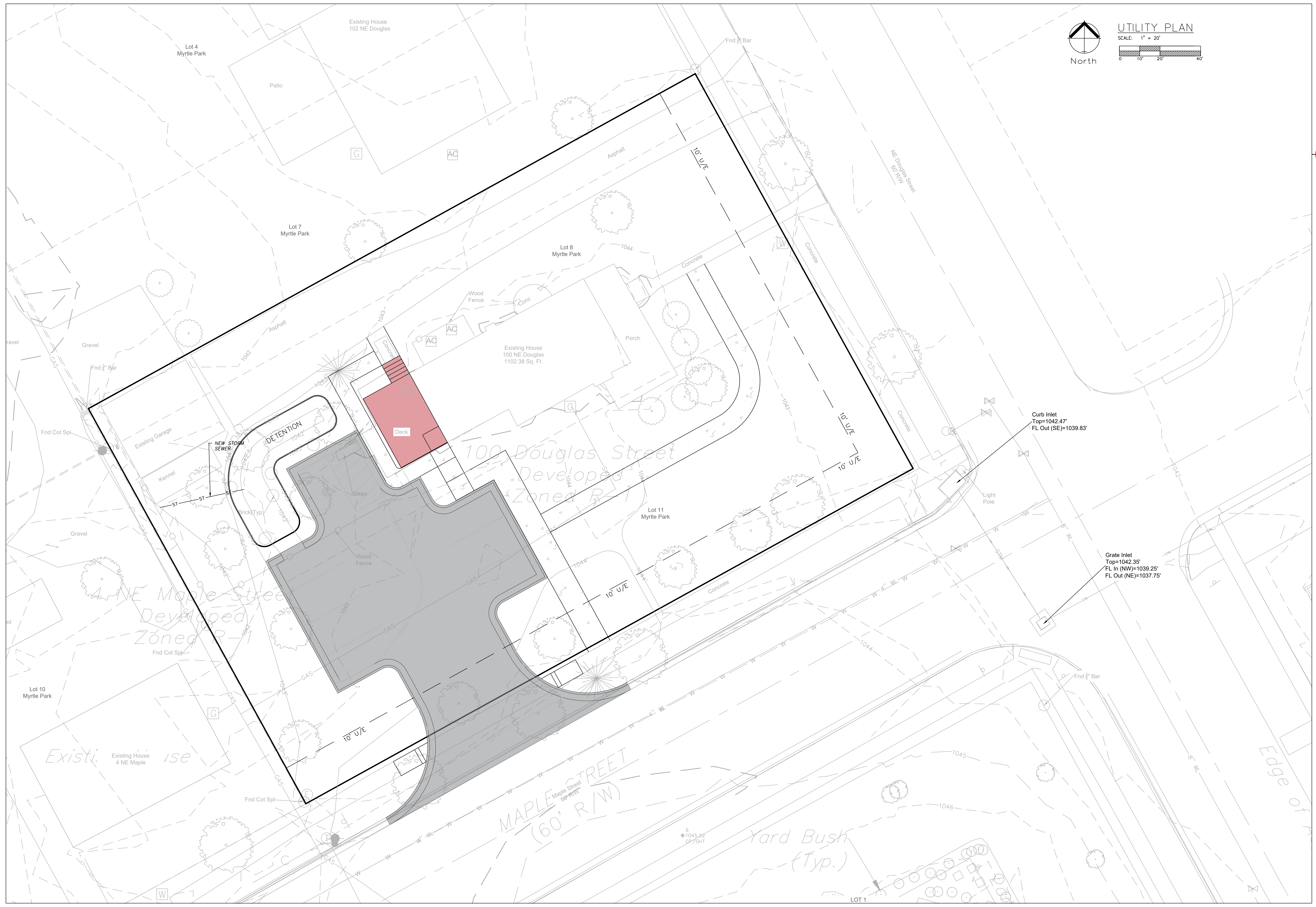
Project: 100 NE DOUGLAS  
LSMO  
Issue Date: January 24, 2025

Post Development  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlacht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14325

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UTILITY PLAN  
SCALE: 1" = 20'

**ENGINEERING SOLUTIONS**  
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LEE'S SUMMIT, MO 64082  
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Missouri  
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Engineering CA2821

**Project:**  
100 NE DOUGLAS STREET  
LSMO  
Issue Date:  
January 24, 2025

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**Utility Plan**  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

Professional Seal and License Information:  
STATE OF MISSOURI  
MATTHEW J. SCHLICHT  
NUMBER 69727  
REGISTERED PROFESSIONAL ENGINEER

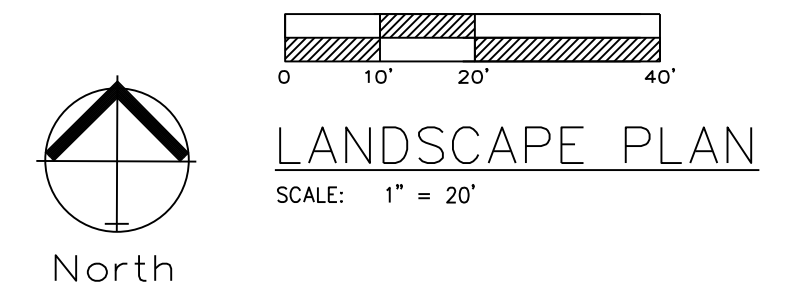
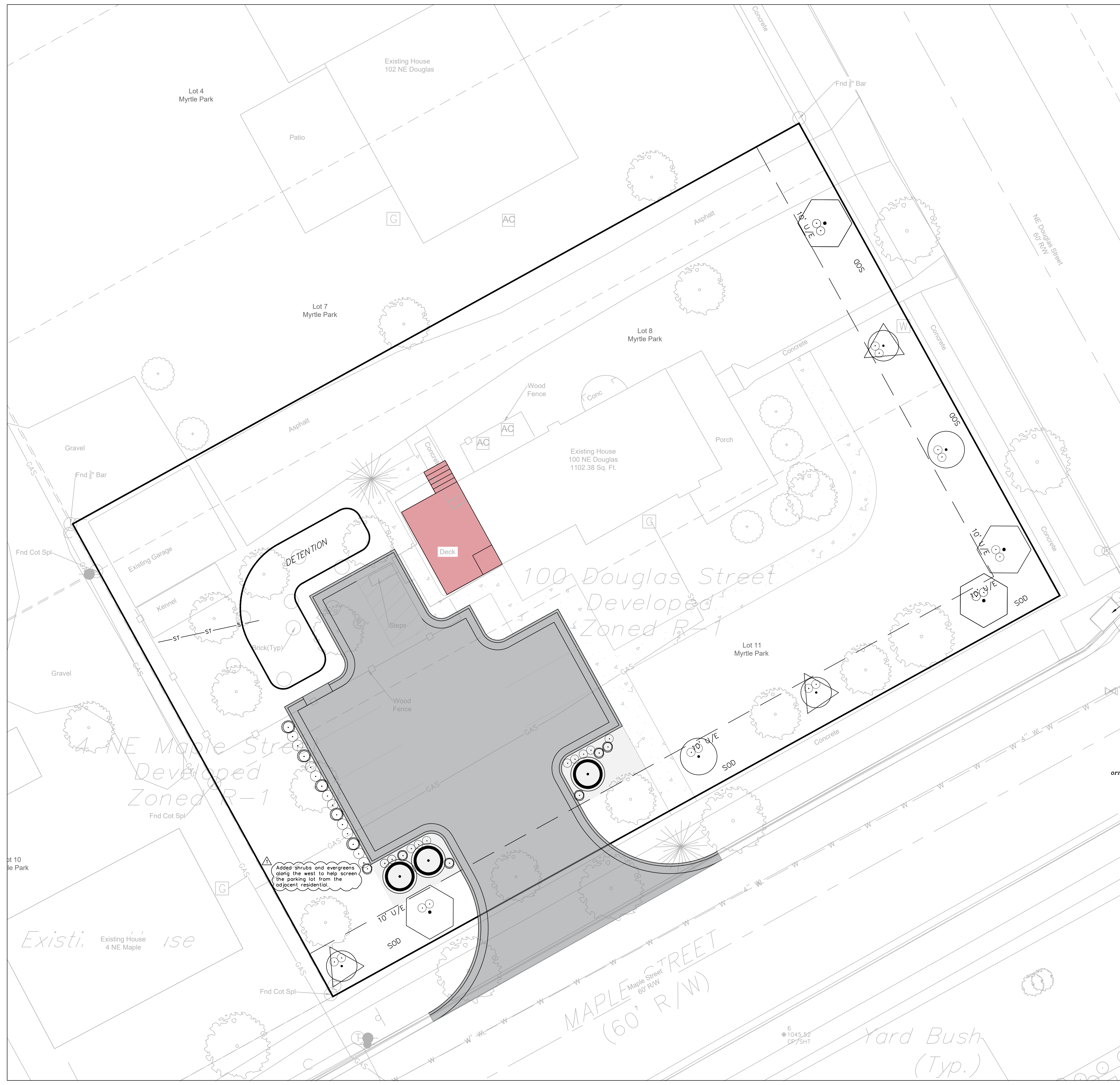
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Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14235

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REVISIONS  

▲	REV. 2/11/2025
▲	REV. 2/26/2025

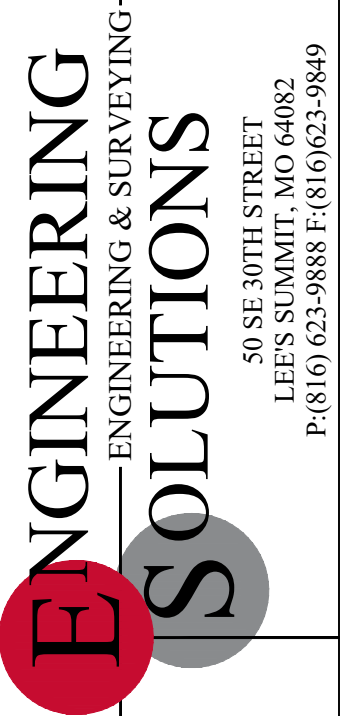


LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Maple St)	1 tree per 30 feet of street frontage	140 ft. of street frontage /30= 5 trees required	5 Trees Provided
14.090.A.3 Street Frontage Shrubs (Maple St)	1 shrub per 20 feet of street frontage	140 ft. of street frontage /20= 7 shrubs required	10 shrubs provided
14.090.A.1 Street Frontage Trees (NE Douglas St)	1 tree per 30 feet of street frontage	111 ft. of street frontage /30= 4 trees required	4 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Douglas St)	1 shrub per 20 feet of street frontage	111 ft. of street frontage /20= 6 shrubs required	8 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft. /5,000 x 2 = 6 shrubs	6 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft. /5,000 = 3 trees	3 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	3,606 sq. ft. of parking area x .05 = 180 sq. ft. of landscape parking lot islands required	306 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)	34 linear feet/40 x 12	10 shrubs provided

\*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	4	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	11	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	3	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	44	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	3	SC	SPRING SNOW CRABAPPLE MALUS SP "SPRING SHOW"	1.5" CAL
tree	2	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL



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100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

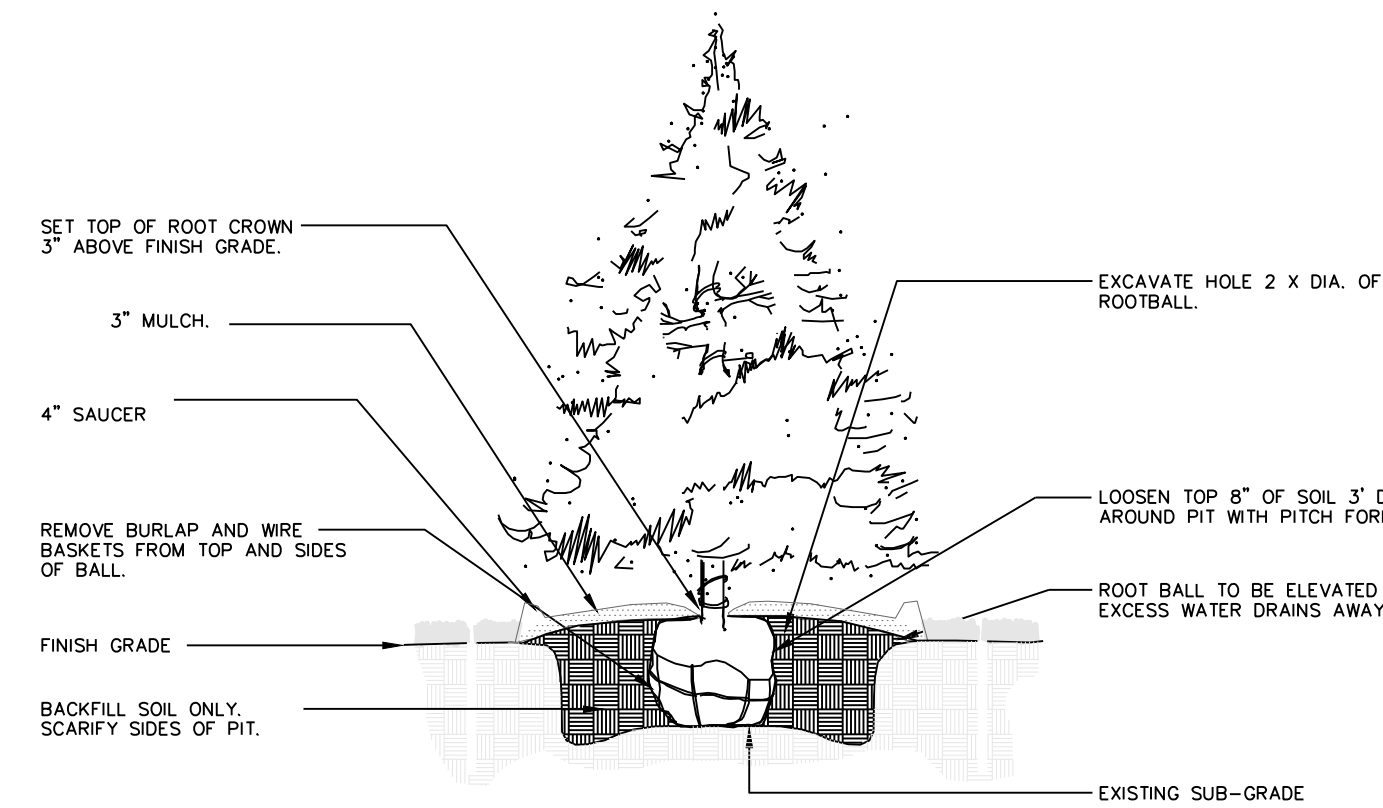
Project:  
100 NE DOUGLAS  
LSMO  
Issue Date:  
January 24, 2025

LANDSCAPE PLAN  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri



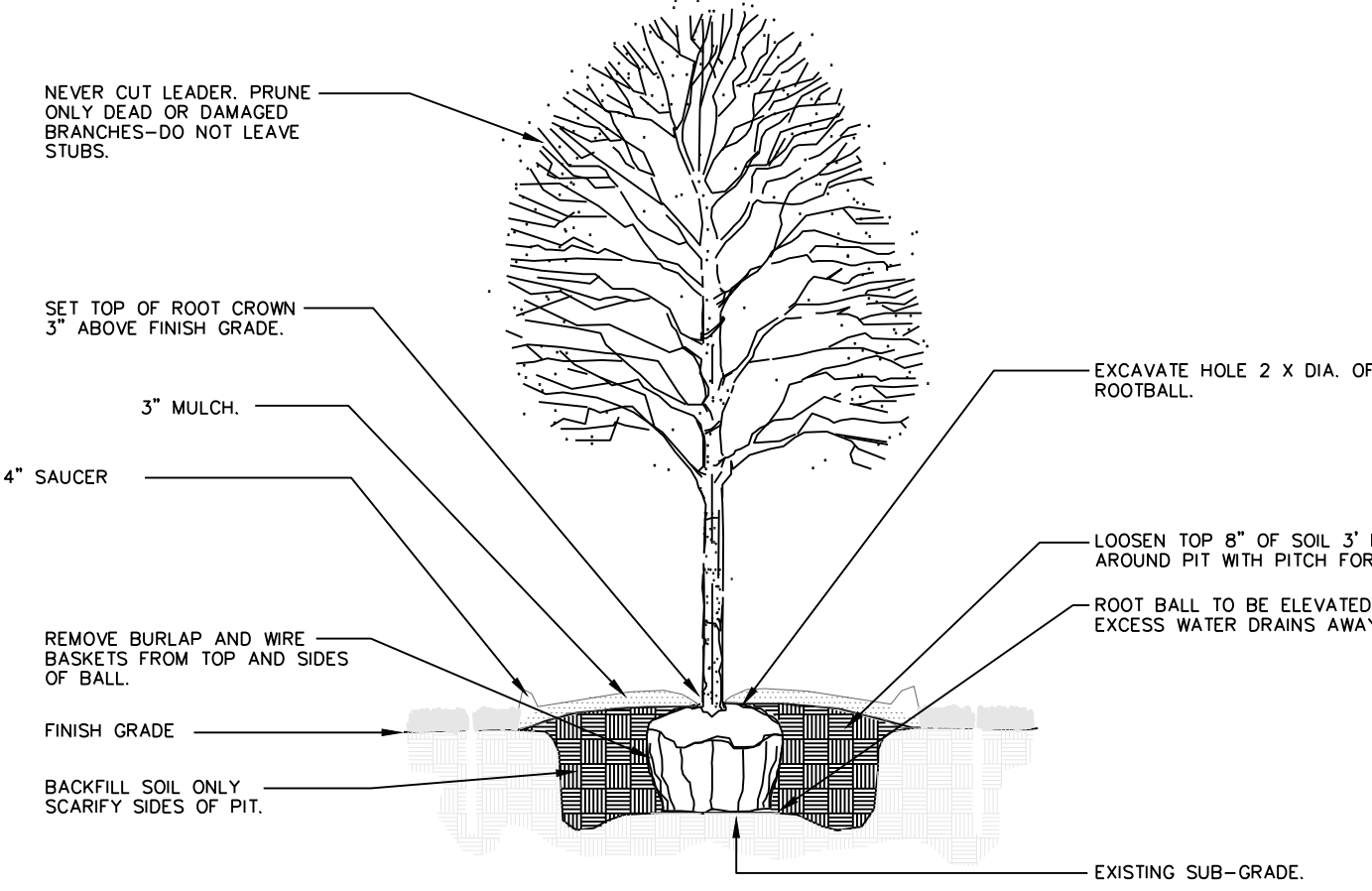
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14325

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REV. 2/26/2025



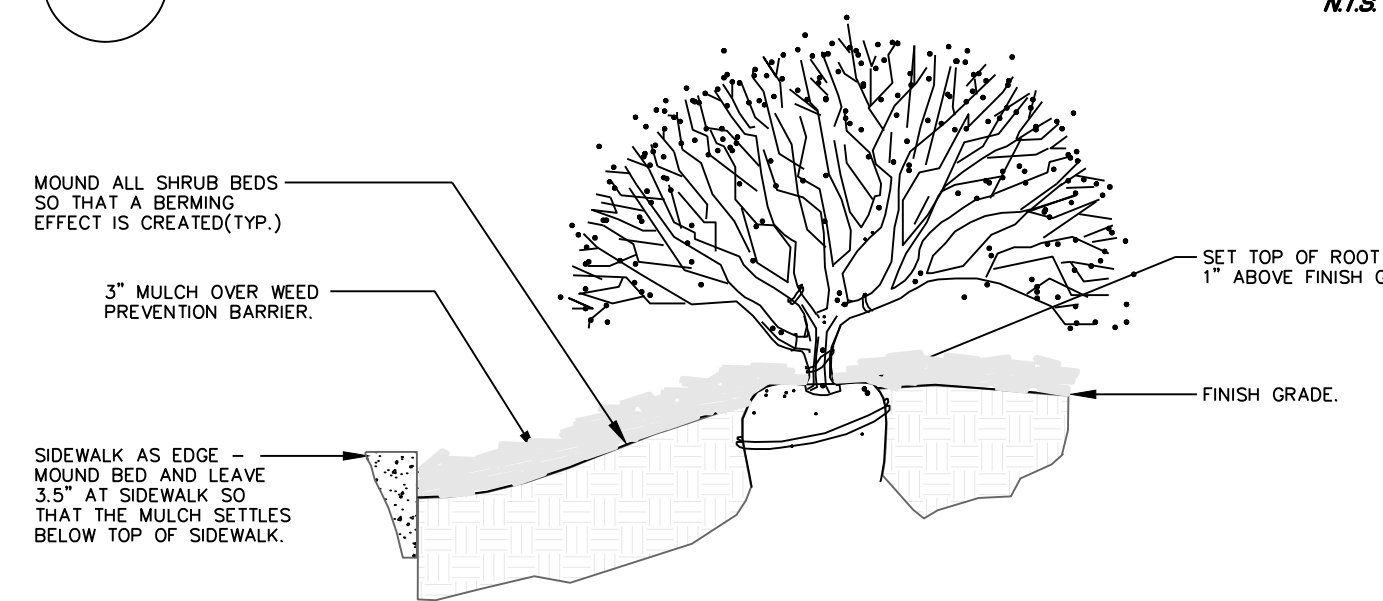
**1** EVERGREEN TREE PLANTING

NTS



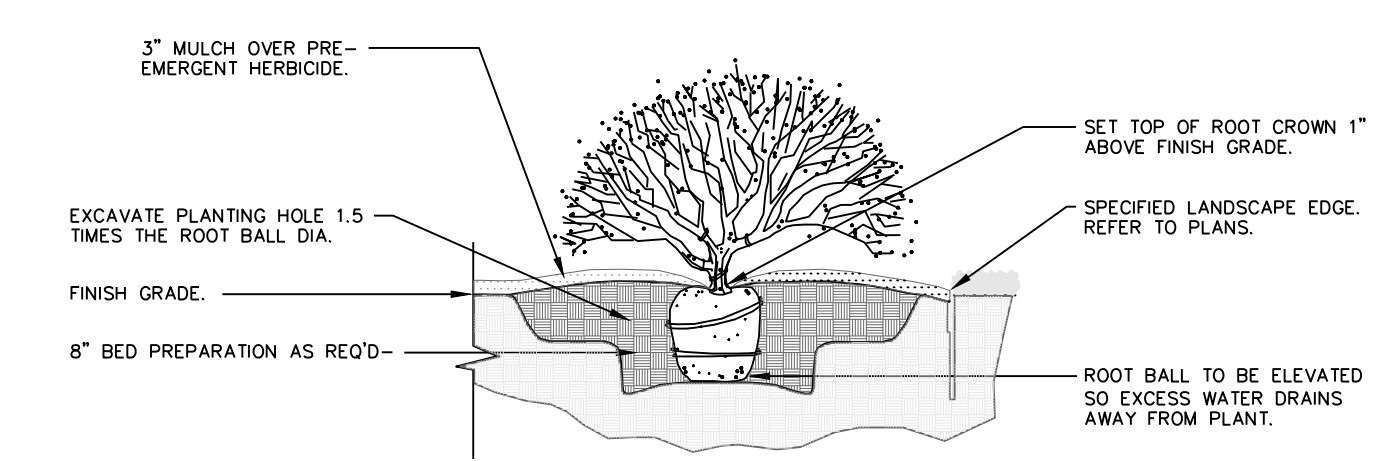
**2** DECIDUOUS TREE PLANTING

NTS



**3** SIDEWALK EDGE AT PLANT BED

NTS



**4** SHRUB PLANTING

NTS

**GENERAL LANDSCAPE NOTES:**  
**PLANT MATERIAL**

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 NURSERYMEN'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 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 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 AREAS DISTURBED SHALL BE SODDED.

**INSTALLATION**

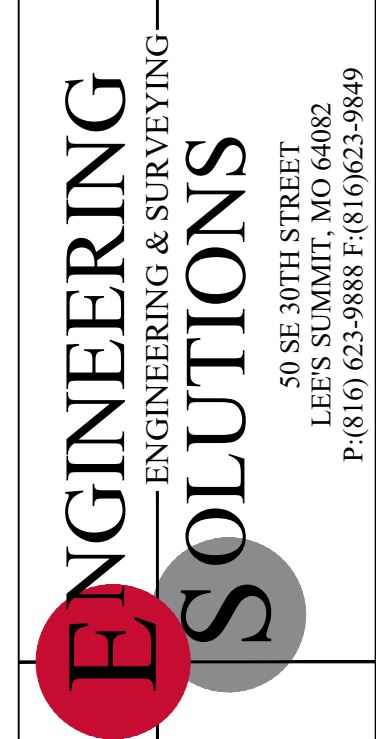
9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL 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 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 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.)



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

Project:  
100 NE DOUGLAS STREET  
LSMO  
Issue Date:  
January 24, 2025

100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

LANDSCAPE PLAN DETAILS  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-143325

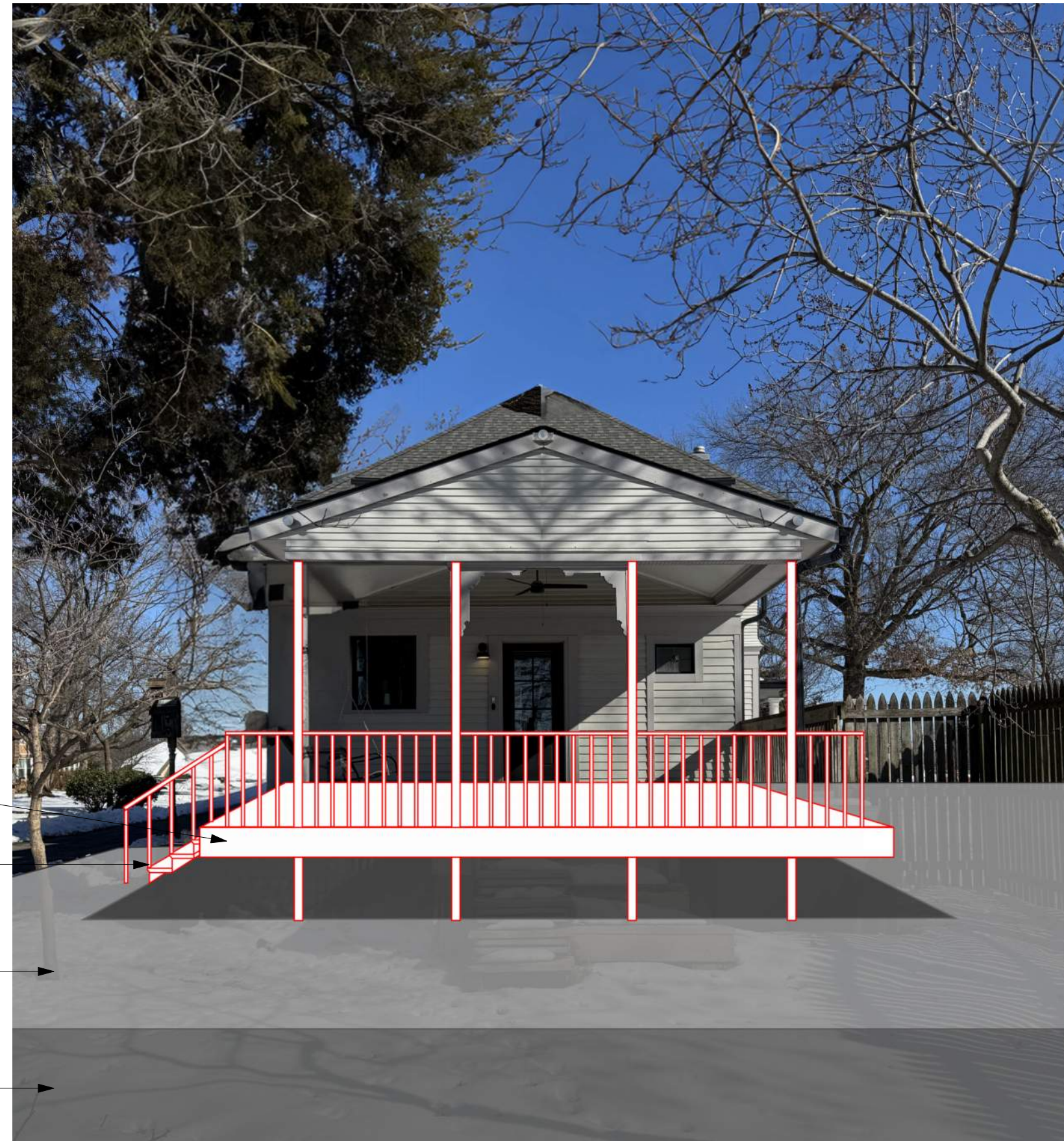
REVISIONS

REV. 2/11/2025
REV. 2/26/2025





ADA LIFT  
 SIDEWALK  
 PARKING LOT

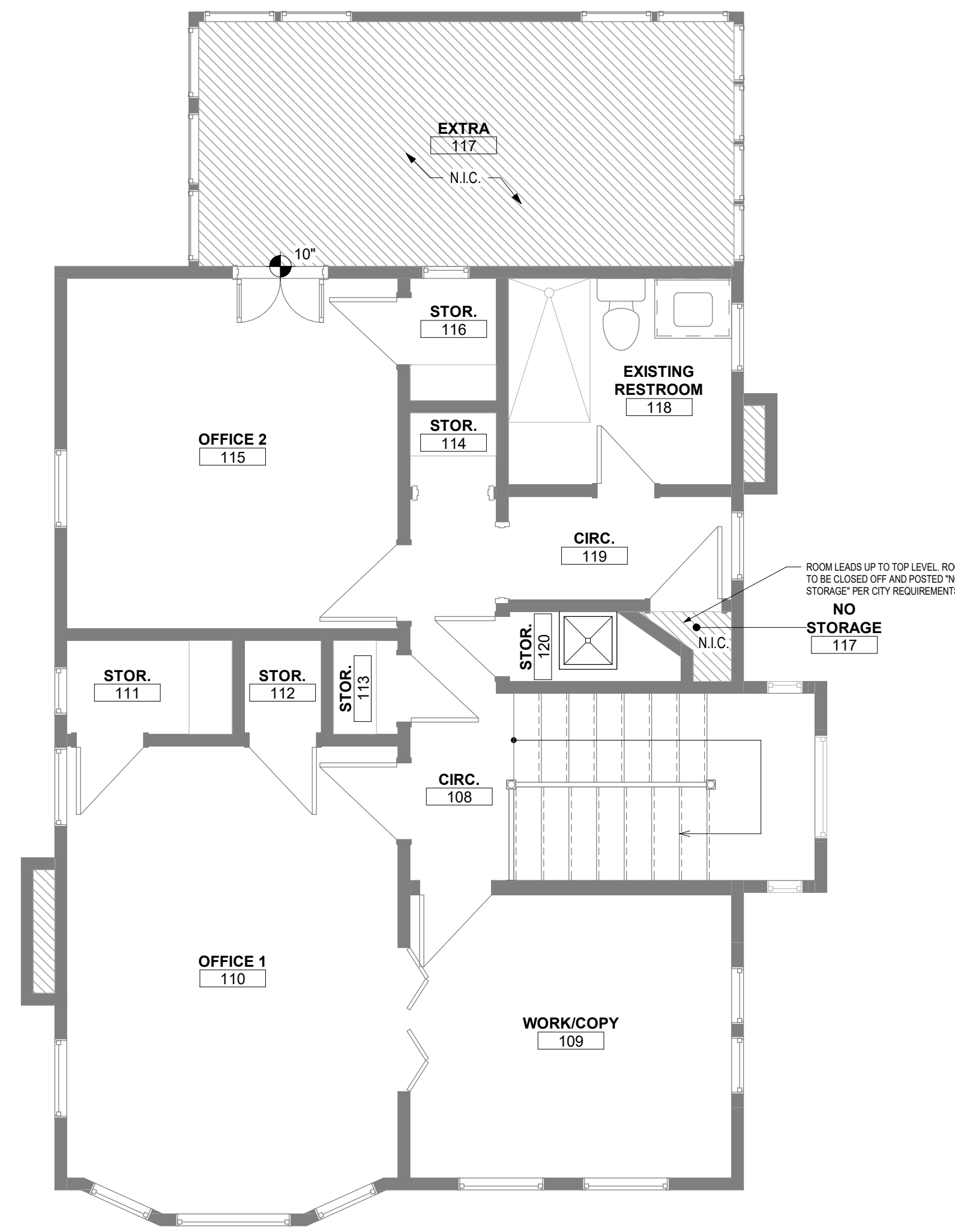
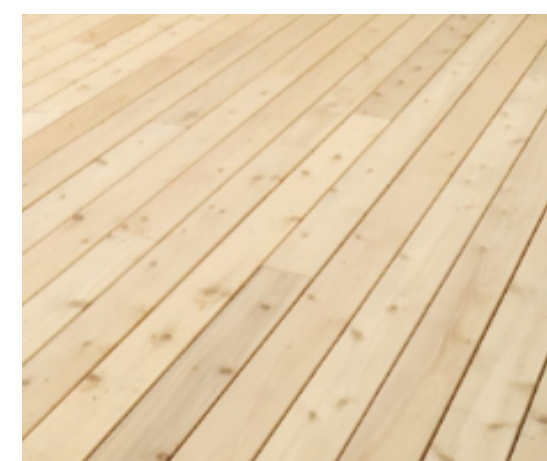


NEW WOOD DECK AND ALUM.  
 RAILING SYSTEM  
 NEW WOOD STAIR  
 SIDEWALK  
 PARKING LOT

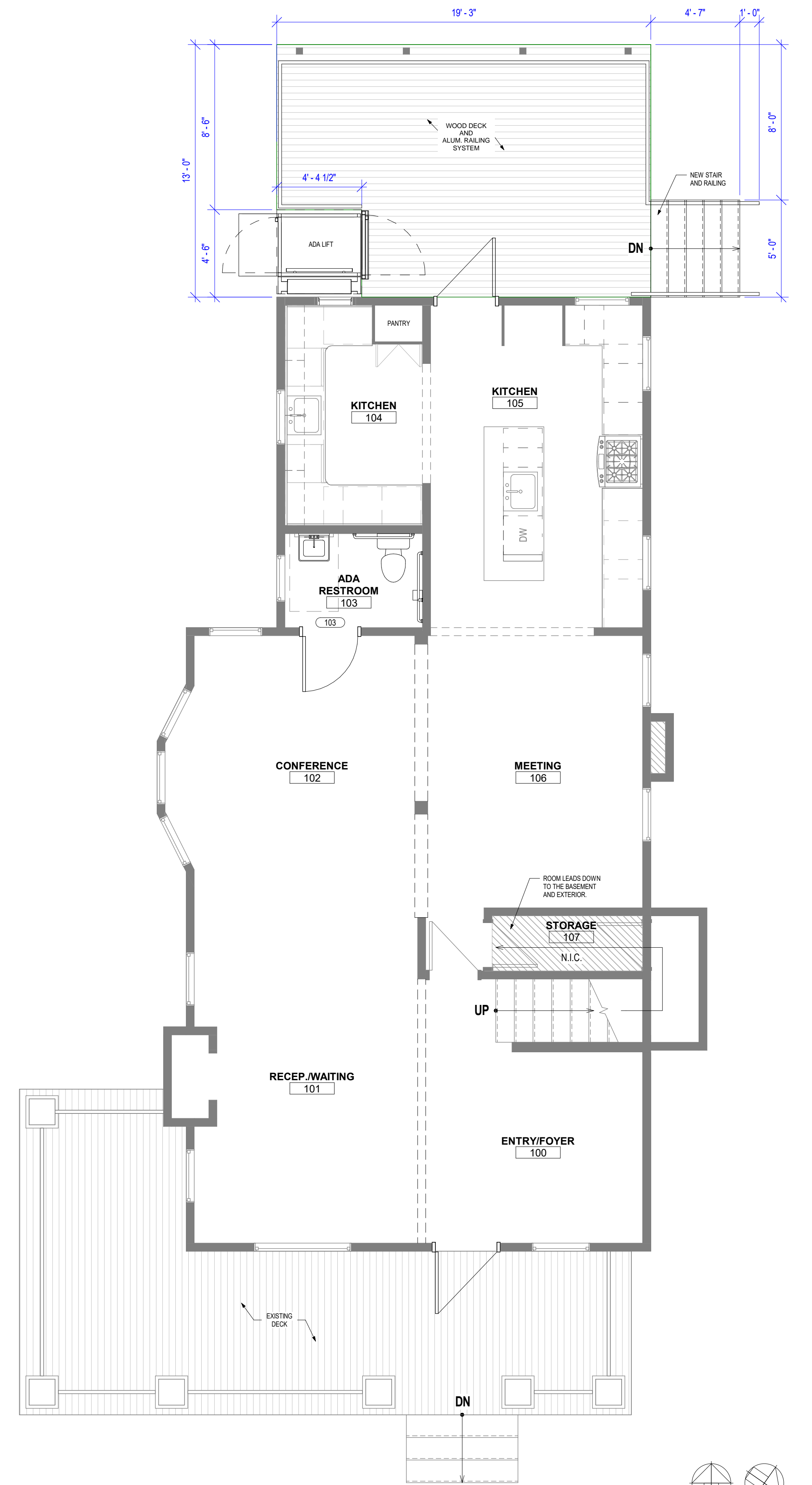
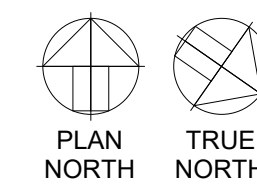
SAMPLE ALUM. RAILING



SAMPLE WOOD DECK



2 2ND LEVEL - PRELIMINARY  
 1/4" = 1'-0"



1 1ST LEVEL - PRELIMINARY  
 1/4" = 1'-0"

