

Town Centre Logistics Preliminary Development Plan

Lot 4 & Tract A

Section 29, Township 48 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

Tract 1
All of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri.

Tracts 2, 3 and 4
All that part of the N 1/2 of the NW 1/4 of Section 29, Township 48 North, Range 31 West, now in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:
Commencing at the Northeast corner of said NW 1/4 of Section 29; thence S 1° 35' 52" W, along the East line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 990.83 feet, to the Easterly prolongation of the North line of Lot 3, Lee's Summit Town Centre, Lot 1 & Lot 2; thence (the following 5 courses are along the perimeter of said Lot 1) N 1° 42' 31" E, a distance of 255.47 feet; thence N 88° 17' 29" W, a distance of 57.36 feet; thence N 1° 42' 31" E, a distance of 151.50 feet; thence N 88° 17' 29" W, a distance of 683.90 feet; S 1° 35' 47" W, a distance of 151.50 feet, to the NE corner of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2; thence N 88° 17' 29" W, along the North line of said Lot 2, a distance of 29.63 feet, to the NW corner of said Lot 2, also point on the East right-of-way line of Town Centre Boulevard; thence N 1° 42' 31" E, along said Easterly right-of-way, a distance of 405.81 feet to a point of curvature; thence continuing along the East, Southeasterly and South right-of-way line, on a curve to the right, having a Radius of 270.00 feet for an arc length of 424.28 feet to a point of tangency; thence continuing along the South right-of-way line, S 26° 15' 23" E, a distance of 1075.54 feet, to the point of intersection of the South line of Town Centre Boulevard and the West right-of-way line of Independence Avenue; thence S 1° 35' 52" W, along said West right-of-way line, a distance of 930.95 feet to the Point of beginning.

Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

Site Impervious Area

Total Area 22.36 acres (974,012.03 sq. ft.)

Site	Area
Site Area	22.36 Acres
Building	250,000 sq. ft.
Parking	266,870 sq. ft.
Sidewalk	9,855 sq. ft.
Impervious Area	526,725 sq. ft. (54.08% of Site)
Floor-Area-Ratio	25.67%

Parking	Provided
204 Standard (2 ADA Accessible)	
77 Semi-Tractor Trailer	
Parking:	Required
250 Required	
- Standard (- ADA Accessible)	
- Semi-Tractor Trailer	

Site Improvement Notes

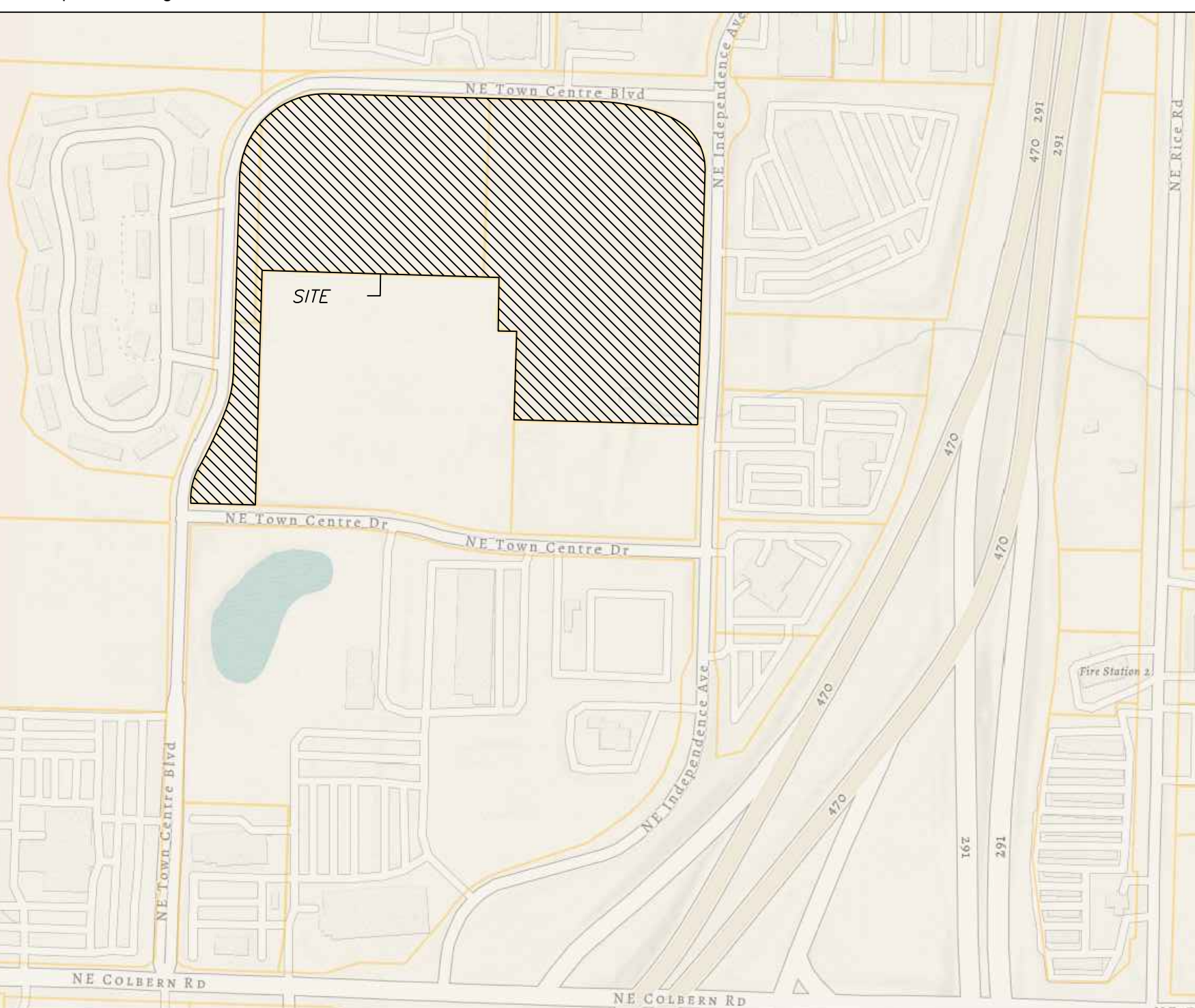
Sanitary Sewer Improvements
-The site will connect to the existing sanitary sewer on the south side of the property on Lot 1A.

Water Main Improvements
-The site will utilize the existing water on the east side of NE Town Centre Blvd. and the west side of NE Independence Ave.

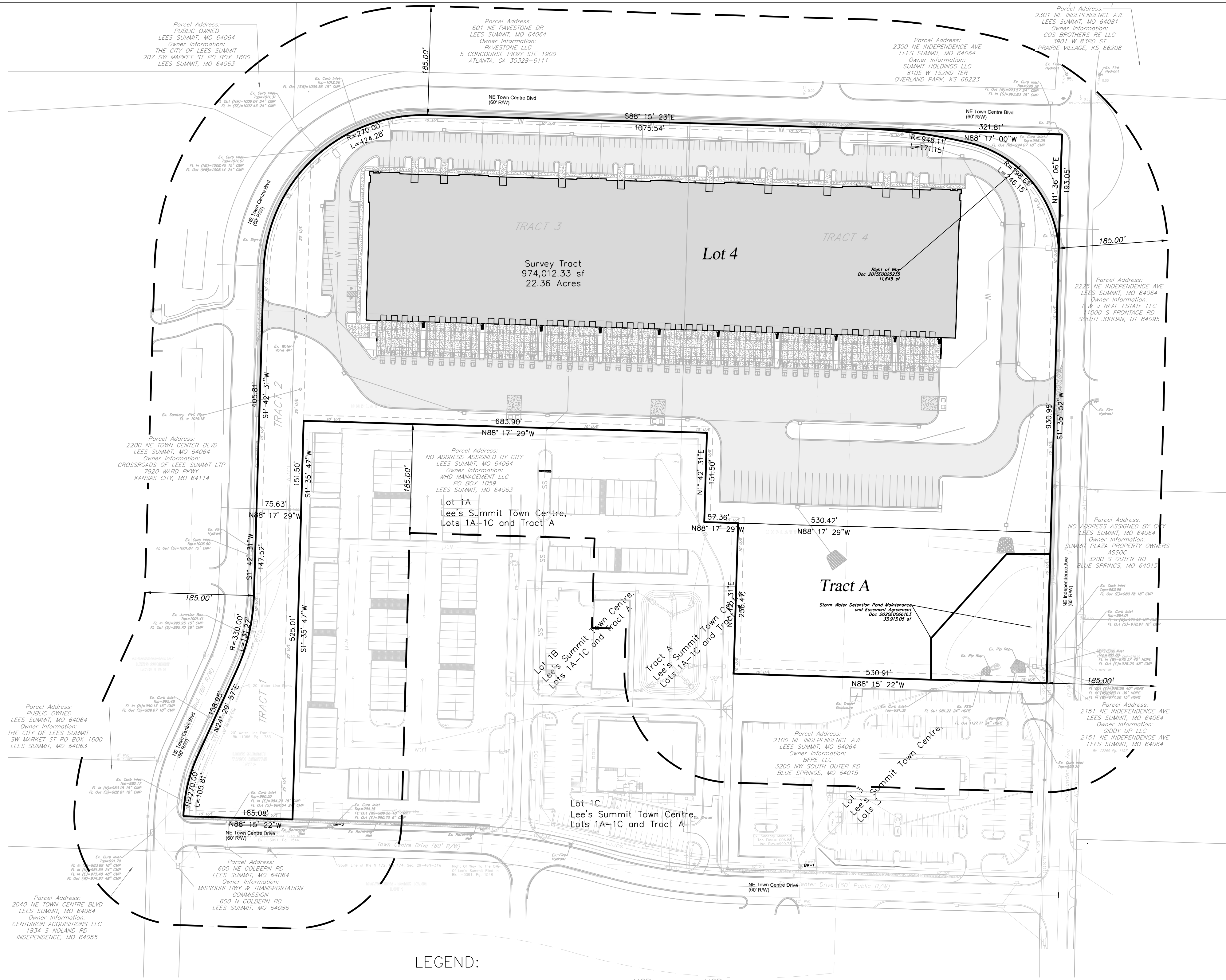
Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-Storm Detention is on southeast side of property.

Current Zoning: CP-2
Proposed Zoning: PI



Vicinity Map



INDEX OF SHEETS:
C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

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. 29095C0430C EFFECTIVE DATE: JANUARY 20, 2017.

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	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.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

UTILITY COMPANIES:

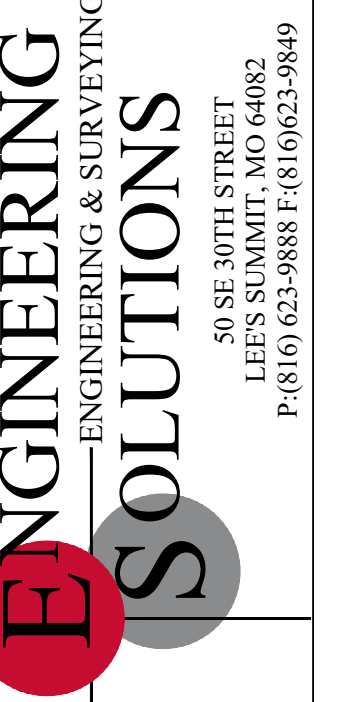
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL 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 WATER UTILITIES - 969-1900
CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES INSPECTIONS - 969-1200

MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT.
- ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 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.

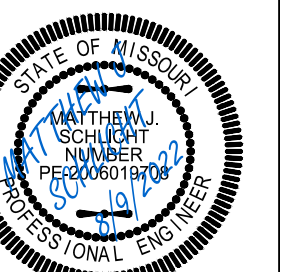


Professional Registration
Missouri
Engineering 200502188-D
Surveying 20050319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO

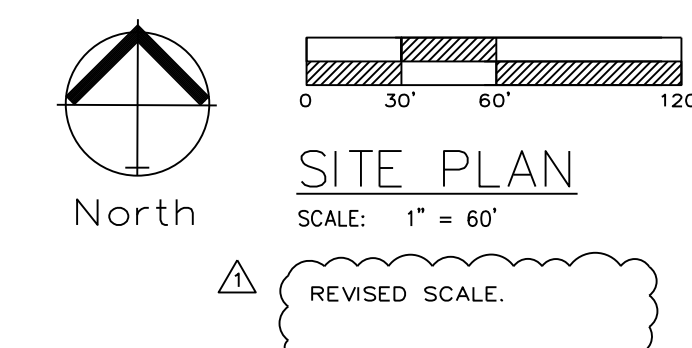
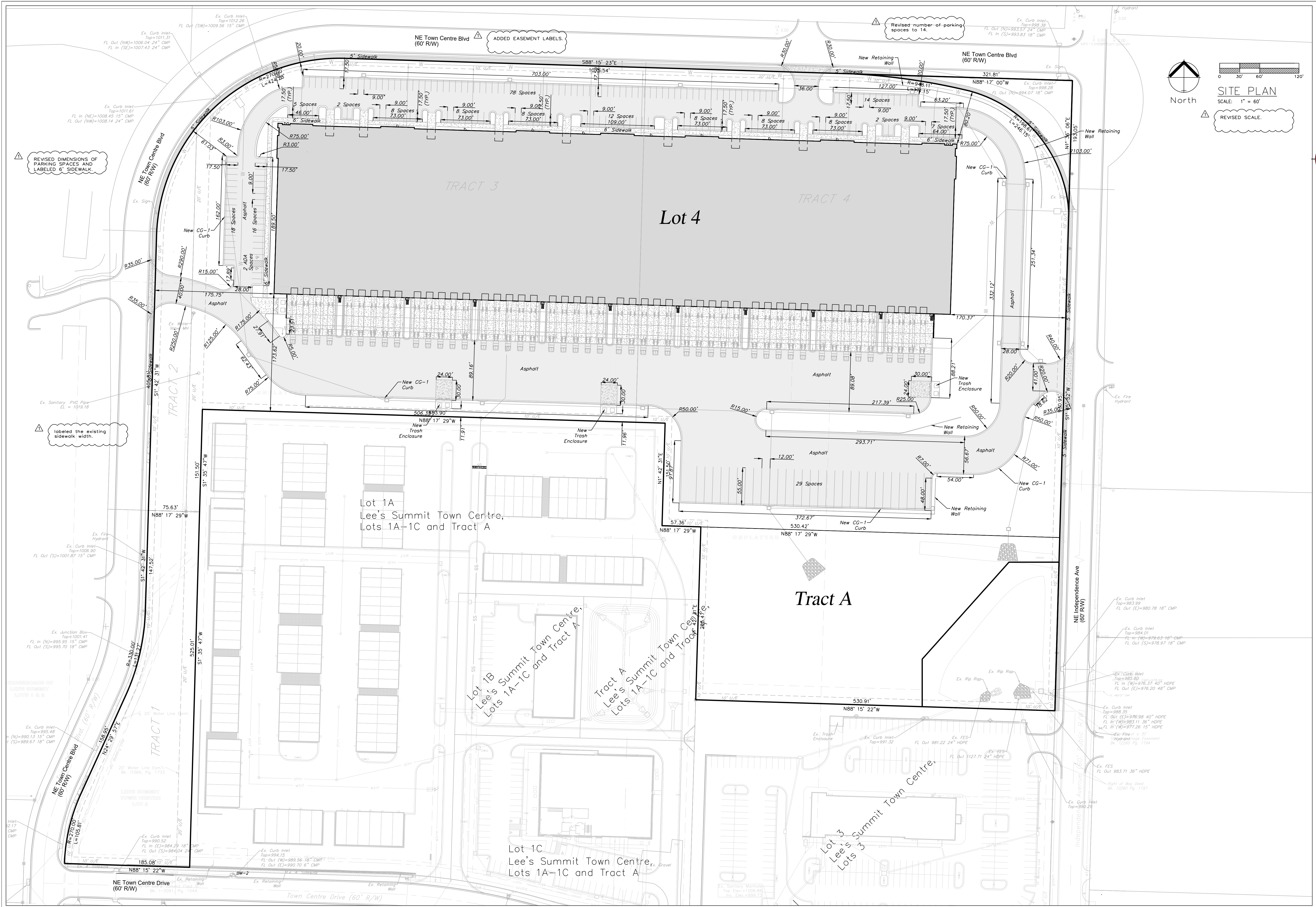
PRELIMINARY DEVELOPMENT PLAN
Preliminary Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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

REVISIONS

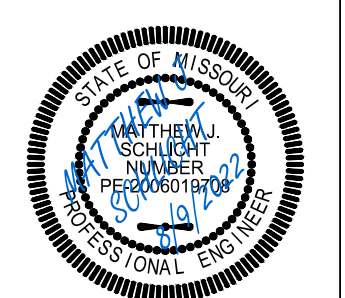
REV. 8/9/2022



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 TOWN CENTER,
 LSHMO
 Issue Date:
 June 10, 2022

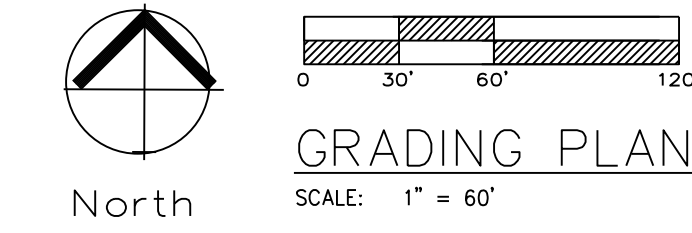
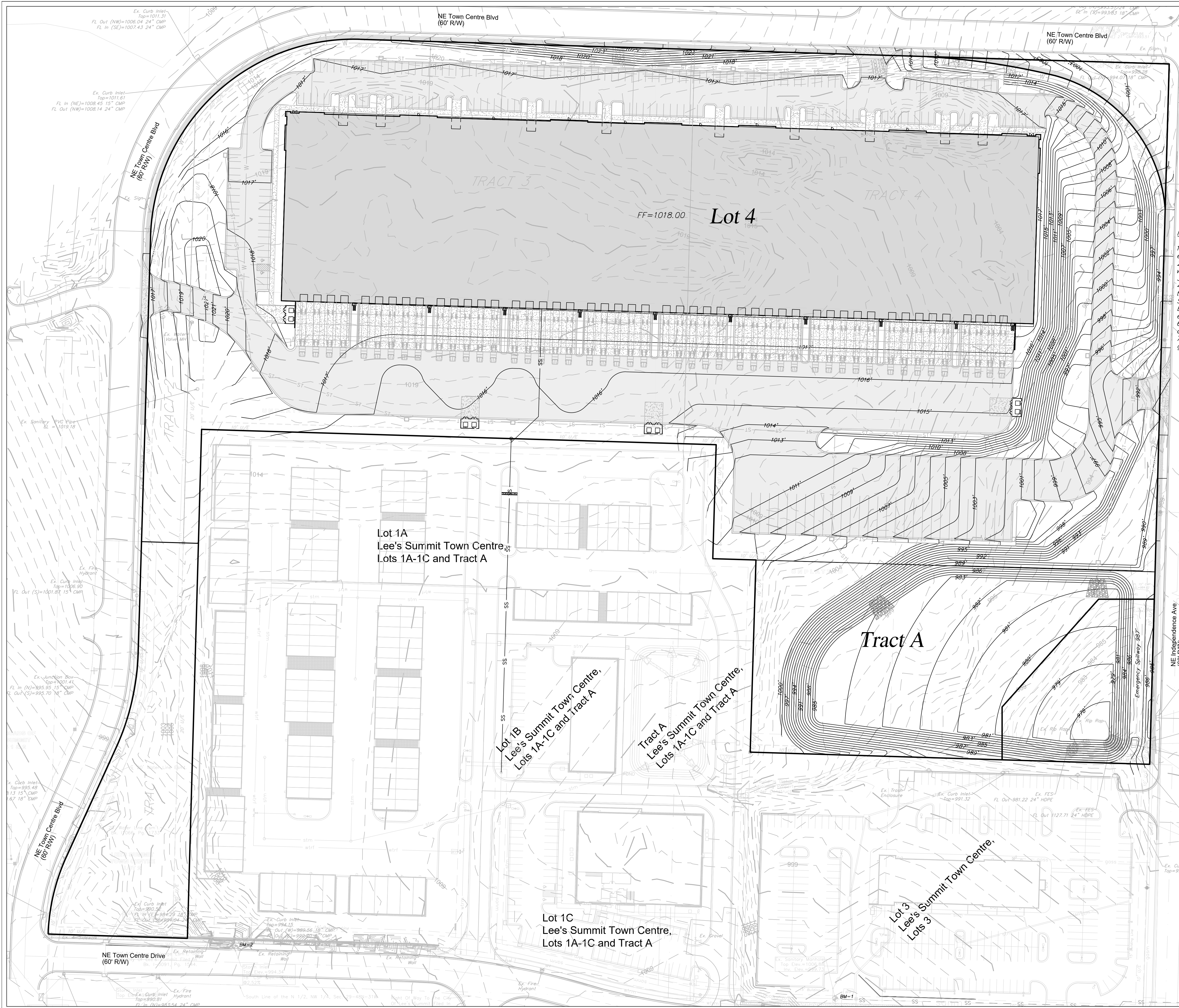
SITE PLAN
 Preliminary Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



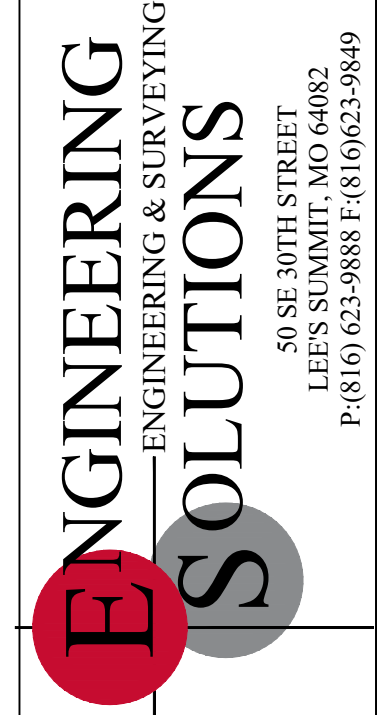
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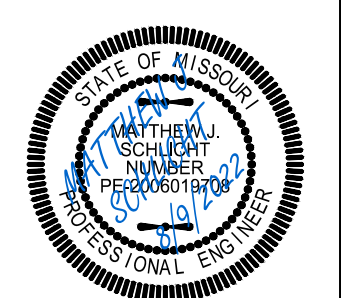
- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All 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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Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 June 10, 2022

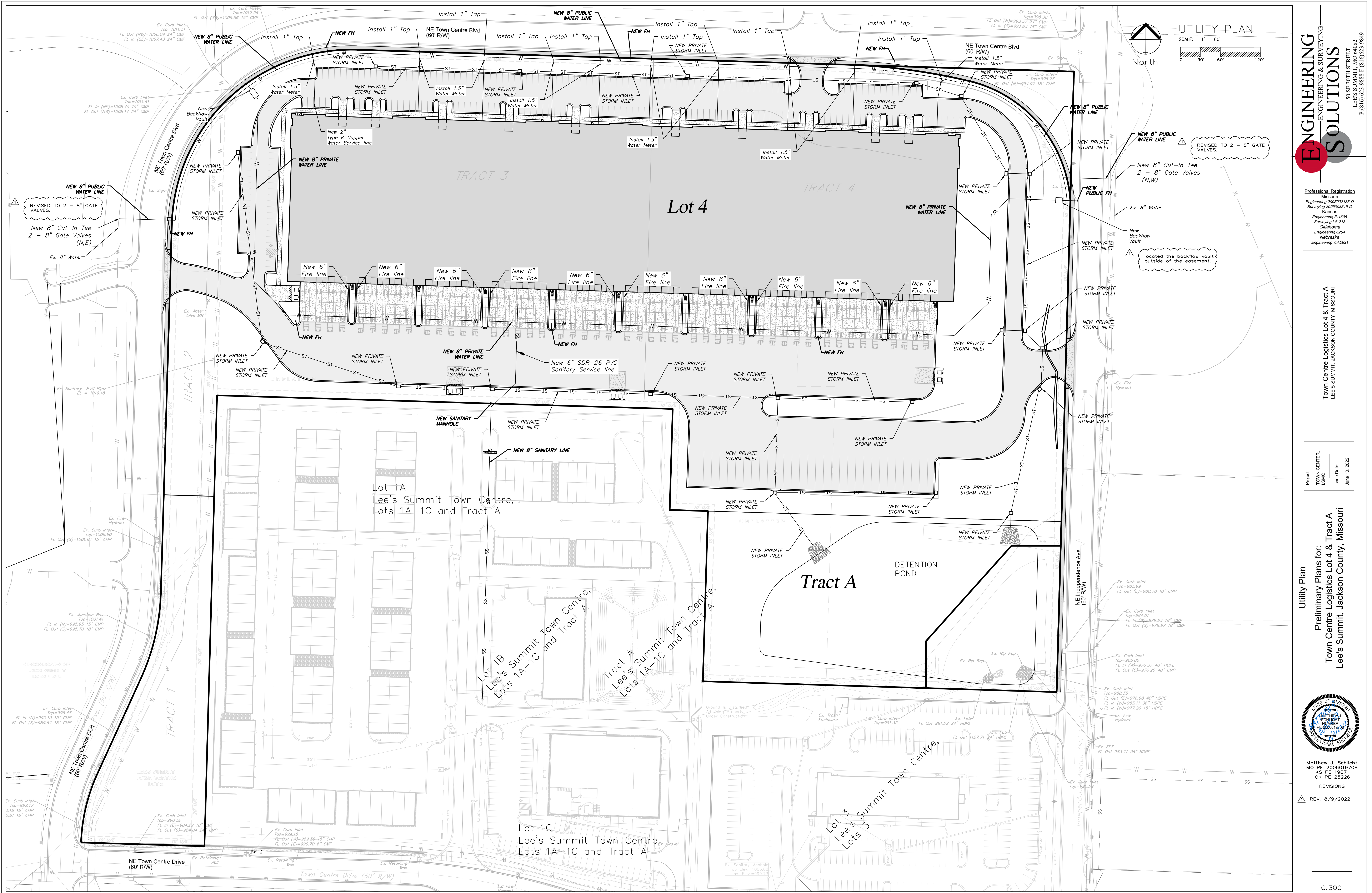
Grading Plan
 Preliminary Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



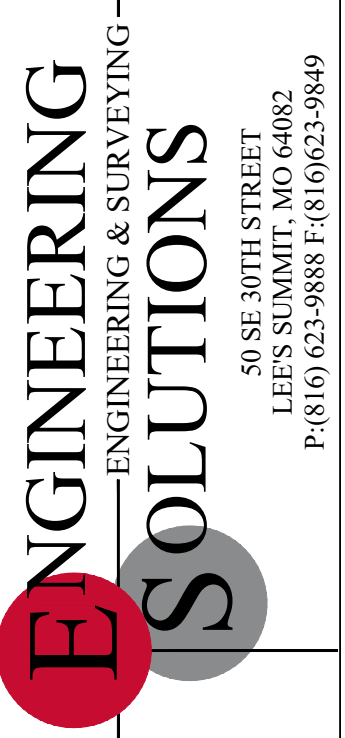
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REV. 8/9/2022	



UTILITY PLAN
 SCALE: 1" = 60'
 0 30' 60' 120'

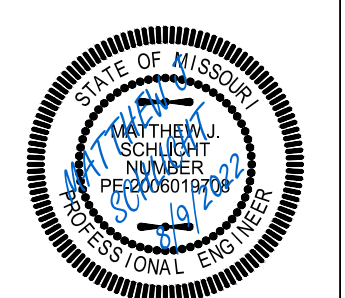


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 Surveying 20050319-D
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Project: Town Centre Logistics Lot 4 & Tract A
 Location: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

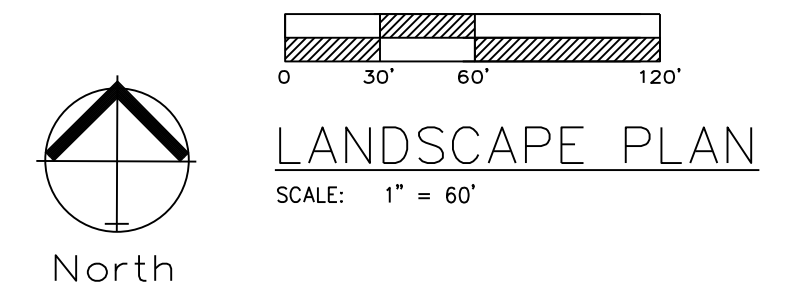
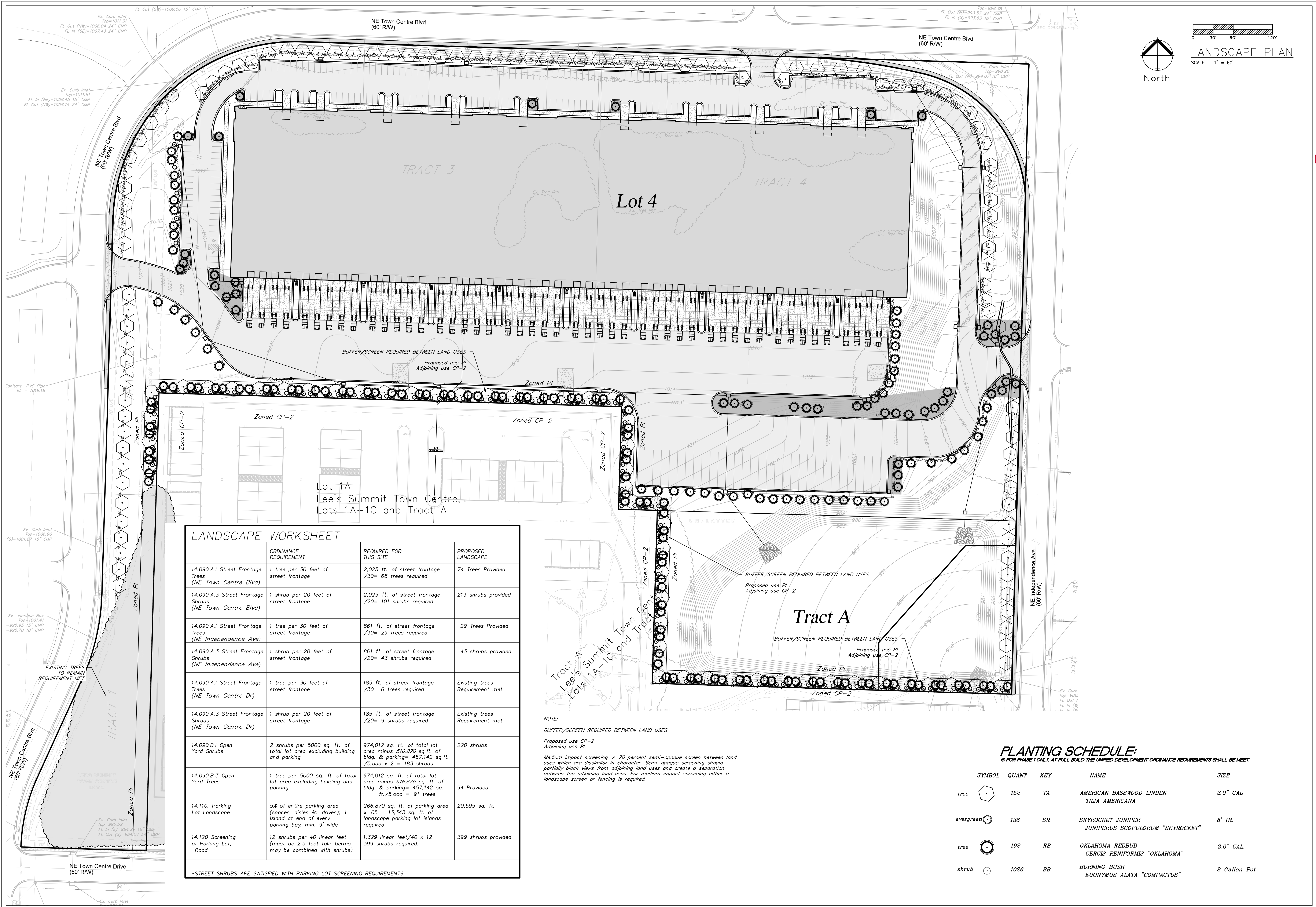
Project: TOWN CENTRE, LSHMO
 Issue Date: June 10, 2022

Utility Plan
 Preliminary Plans for:
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LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE Town Centre Blvd)	1 tree per 30 feet of street frontage	2,025 ft. of street frontage /30= 68 trees required	74 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Town Centre Blvd)	1 shrub per 20 feet of street frontage	2,025 ft. of street frontage /20= 101 shrubs required	213 shrubs provided
14.090.A.1 Street Frontage Trees (NE Independence Ave)	1 tree per 30 feet of street frontage	861 ft. of street frontage /30= 29 trees required	29 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Independence Ave)	1 shrub per 20 feet of street frontage	861 ft. of street frontage /20= 43 shrubs required	43 shrubs provided
14.090.A.1 Street Frontage Trees (NE Town Centre Dr)	1 tree per 30 feet of street frontage	185 ft. of street frontage /30= 6 trees required	Existing trees Requirement met
14.090.A.3 Street Frontage Shrubs (NE Town Centre Dr)	1 shrub per 20 feet of street frontage	185 ft. of street frontage /20= 9 shrubs required	Existing trees Requirement met
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	974,012 sq. ft. of total lot area minus 516,870 sq. ft. of bldg. & parking= 457,142 sq. ft. /5,000 x 2 = 183 shrubs	220 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	974,012 sq. ft. of total lot area minus 516,870 sq. ft. of bldg. & parking= 457,142 sq. ft. /5,000 = 91 trees	94 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	266,870 sq. ft. of parking area x .05 = 13,343 sq. ft. of landscape parking lot islands required	20,595 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)	1,329 linear feet/40 x 12 399 shrubs required.	399 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.

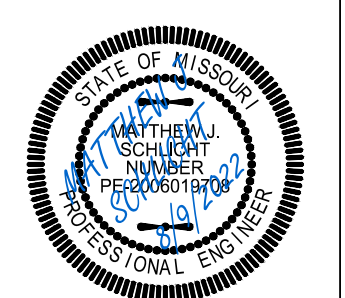
SYMBOL	QUANT.	KEY	NAME	SIZE
tree (pentagon)	152	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen (circle)	136	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree (circle)	192	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub (circle)	1026	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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LEES SUMMIT, JACKSON COUNTY, MISSOURI

LANDSCAPE PLAN
Preliminary Plans for:
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**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", 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 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.

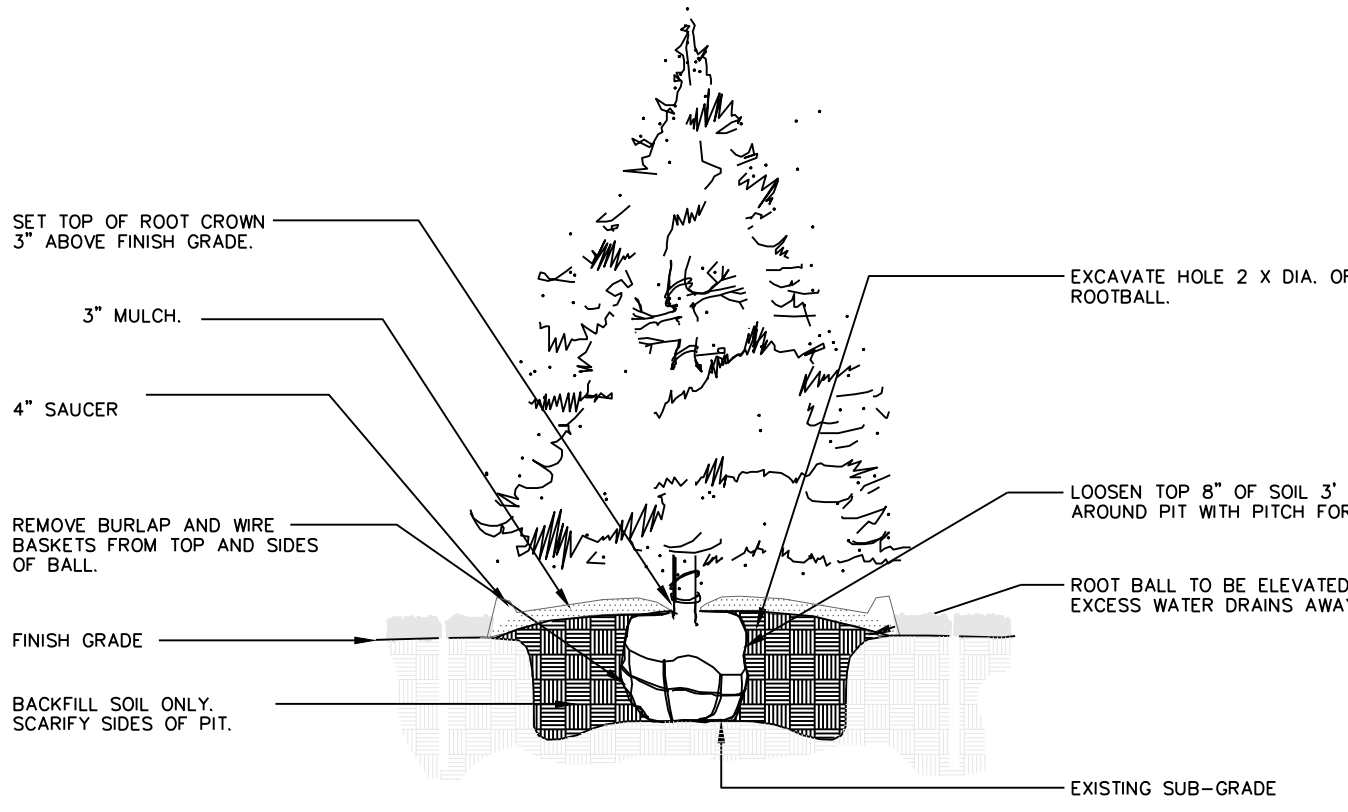
MAINTENANCE BY OWNER

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:

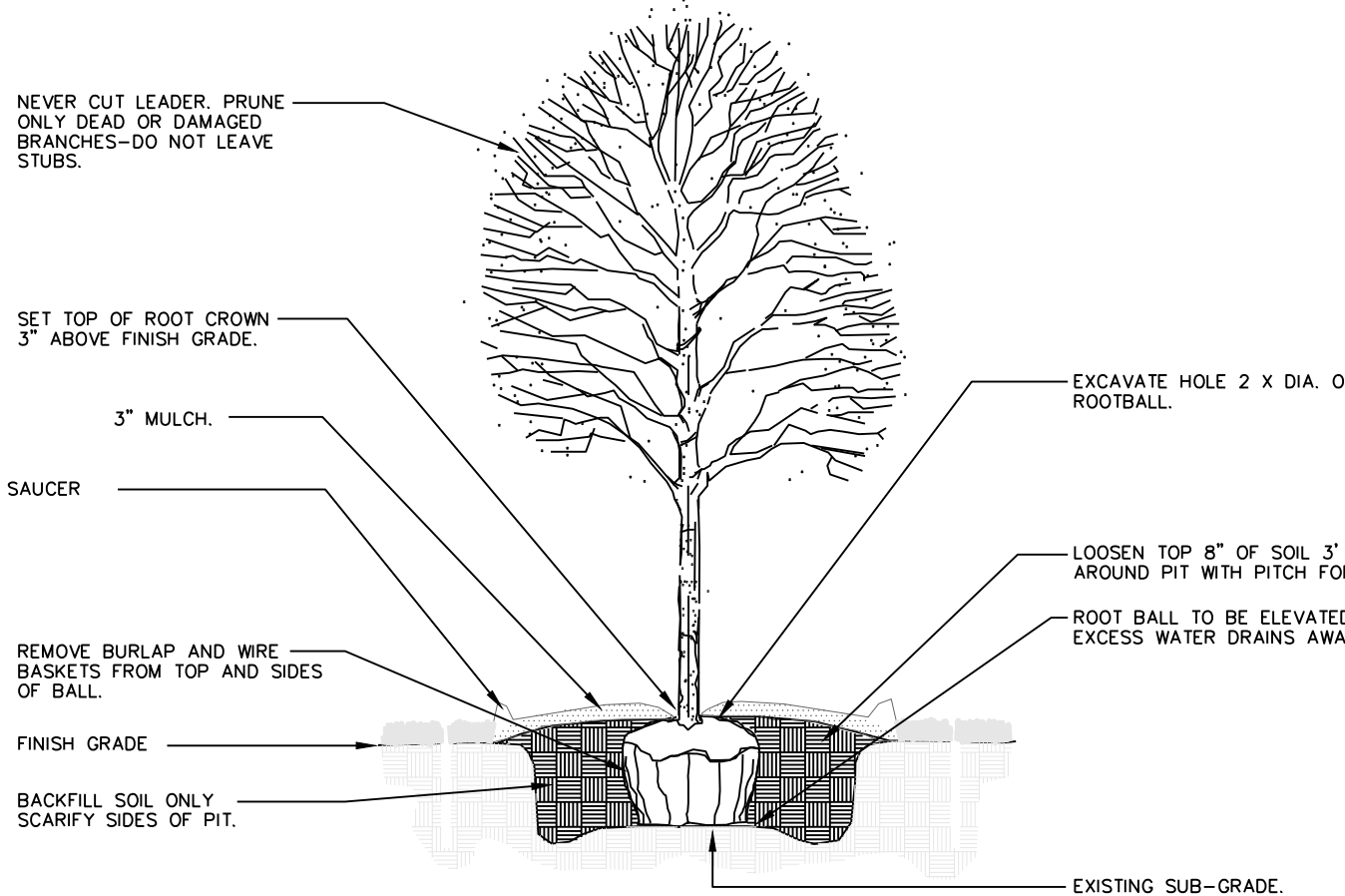
- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
1. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. 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.)



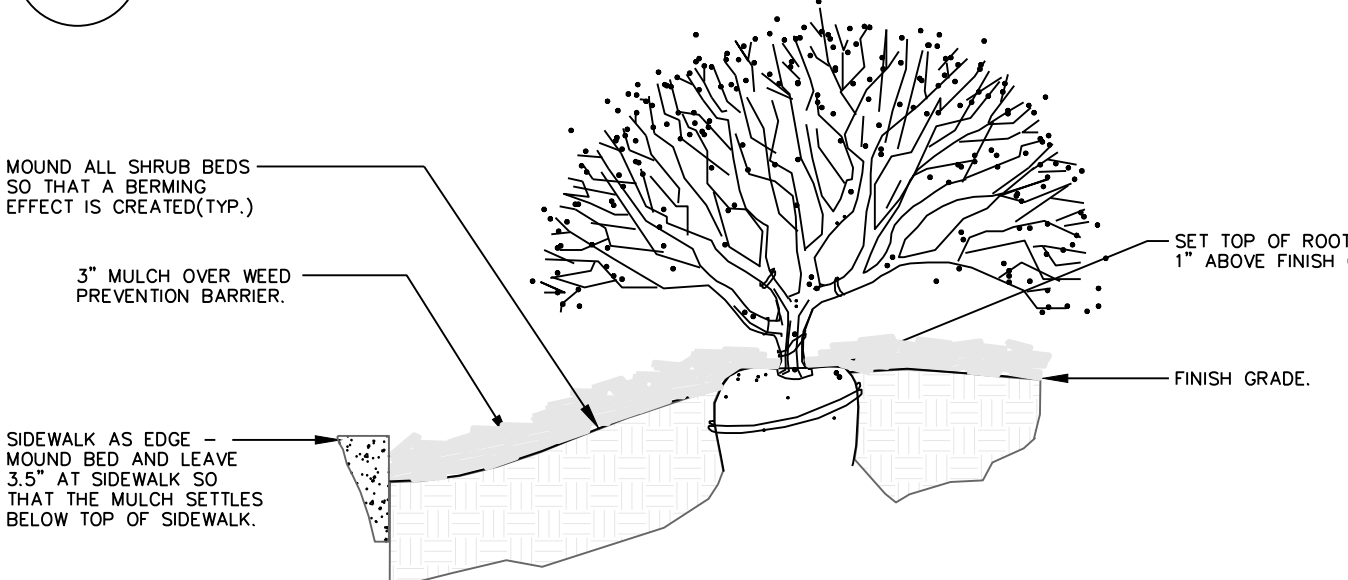
1 EVERGREEN TREE PLANTING

NTS



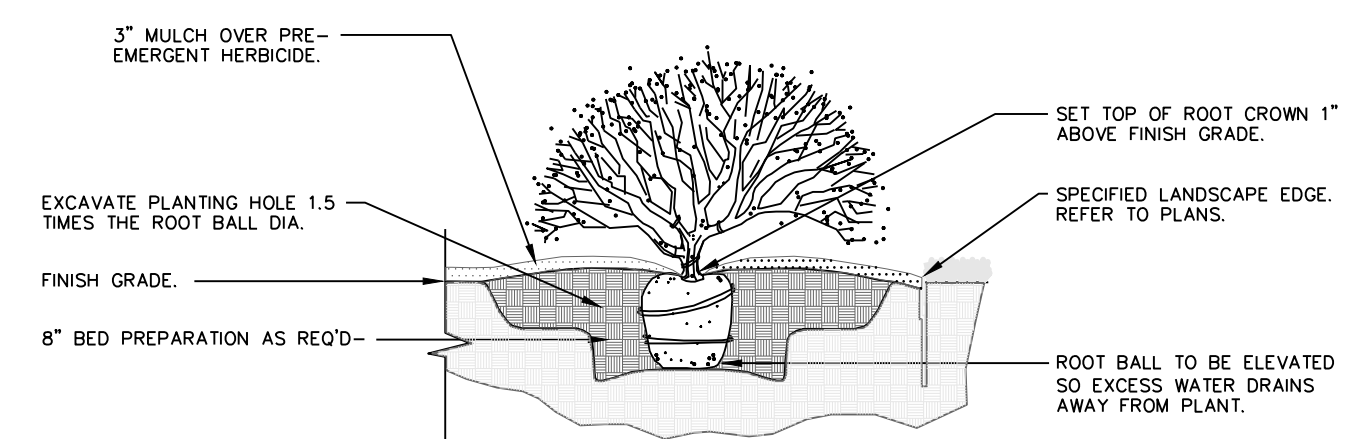
2 DECIDUOUS TREE PLANTING

NTS



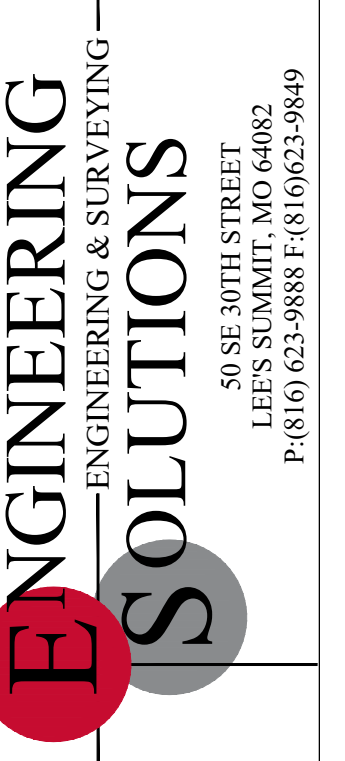
3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

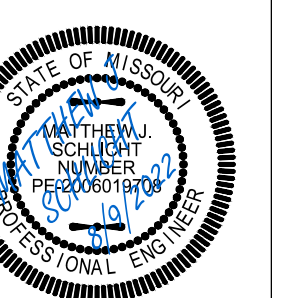


Professional Registration
Missouri
Engineering 200602168-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
June 10, 2022

LANDSCAPE PLAN DETAILS
Preliminary Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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REVISIONS
REV. 8/9/2022