CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F

Preliminary Development Plan

Part of Section 17, Township 48 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F.

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

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

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

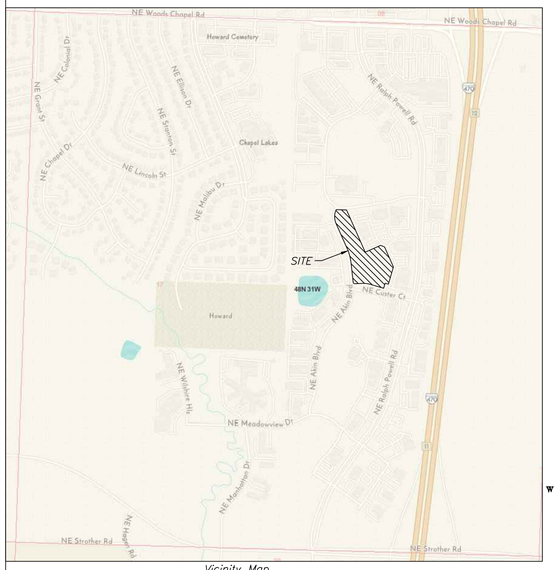
UTILITY COMPANIES:

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

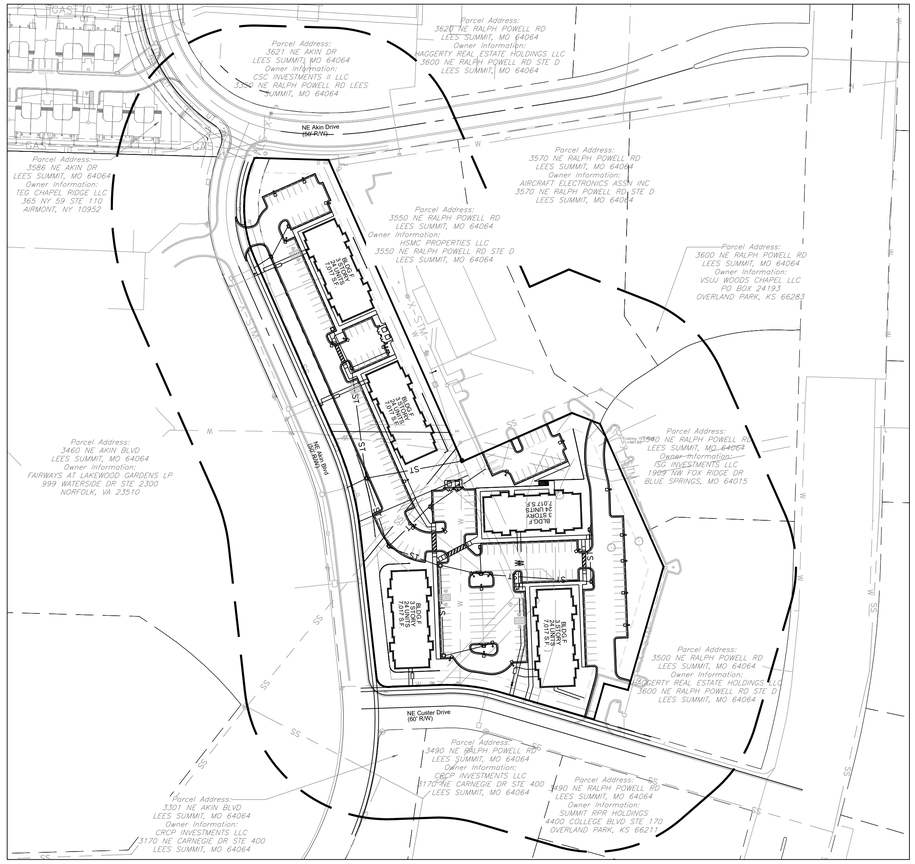
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI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

GENERAL NOTES:

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



Vicinity Map



SITE LOCATION MAP

SCALE" 1"=100'

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

Site Impervious Area

Total Area	*4.62 acres (201,322.96 sq. ft.)*
Proposed Aportment Site	
Site Area	*4.62 Acres*
Building	*35,085 sq. ft.*
Parking	*81,633 sq. ft*
Sidewalk	*9,738 sq. ft*
Impervious Area	*126,456 sq. ft (62.81% of Site)*
Total Units	*120*
Density	*25.97 units per acre*

Parking:
Provided
192 Standard (8 ADA Accessible)

Required
Total per Unit 120 UNITS x 1.5 = 180
180 Standard (0 ADA Accessible)

Total Parking Spaces 200

Current Zoning: CP-2
Proposed Zoning: RP-3

Site Improvement Notes

Sanitary Sewer Improvements
~The site will utilized the existing sanitary sewer on the east side of NE Akin Drive

Water Main Improvements
~The existing 8" water main located on the west side of NE Akin Drive

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

Storm Water Detention
~The site will utilize the existing regional detention facility

Common Area
~HOA will be responsible for all maintenance

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 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

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Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
Part of the North 1/2 of
Section 17, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: CHAPEL RIDGE LOT 19
Issue Date: April 12, 2022

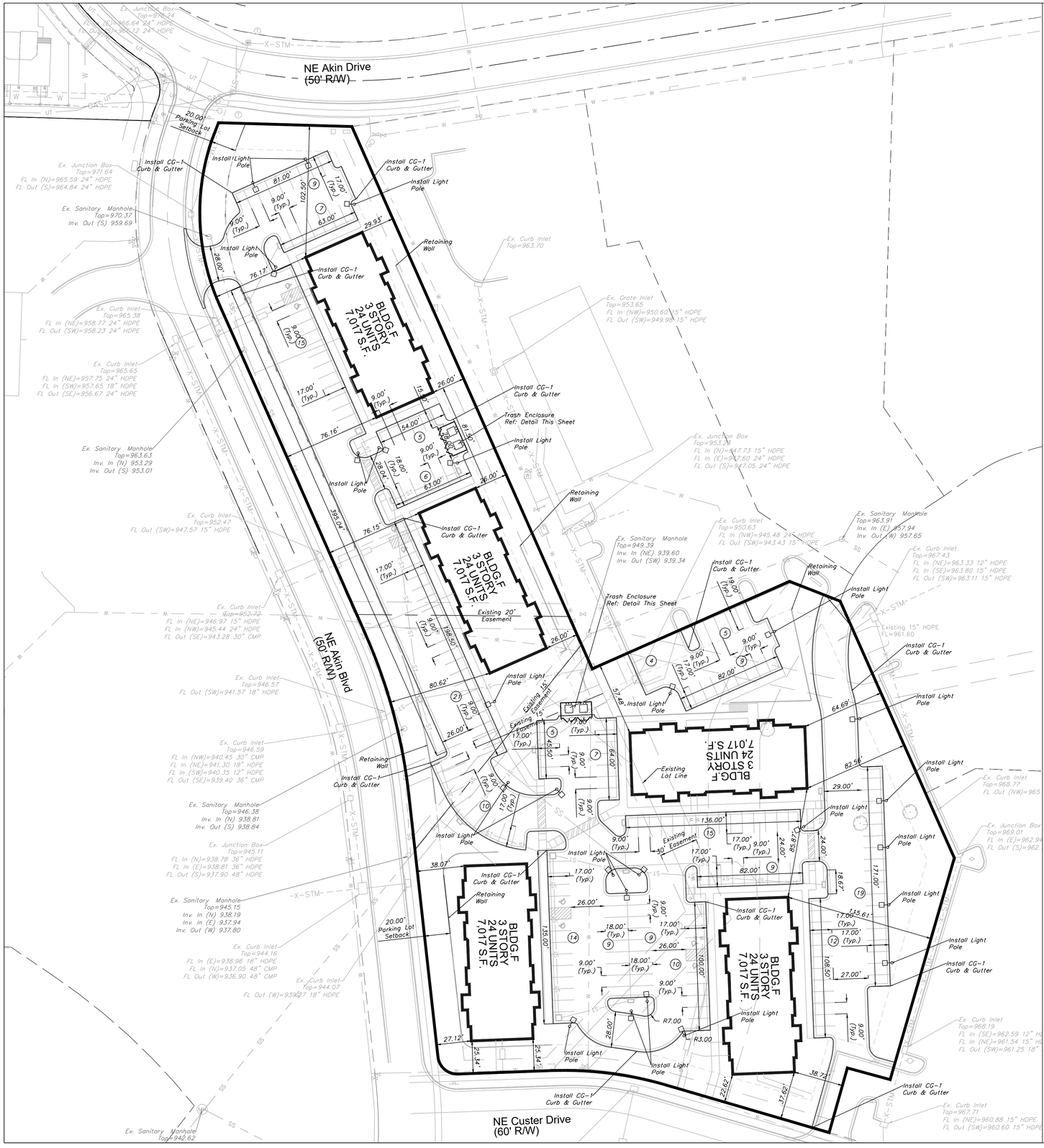
OVERALL SITE PLAN
Preliminary Development Plans for:
CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

C.100

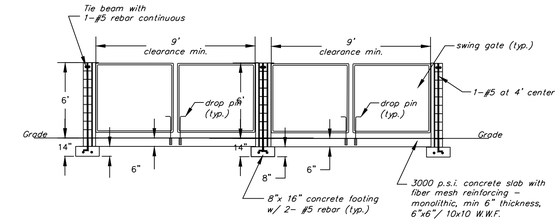


North

0 20' 40' 80'

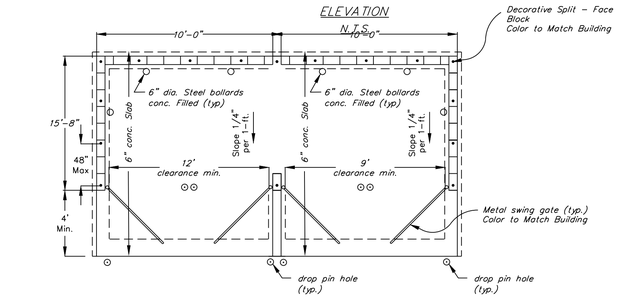
Development Site Plan

SCALE: 1" = 40'



ELEVATION

N.T.S.



PLAN

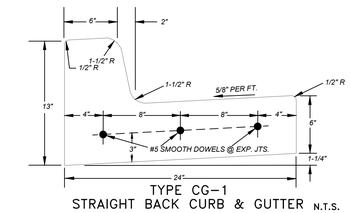
N.T.S.

DUMPSTER ENCLOSURE

N.T.S.

EXTERIOR ELEVATION

5 TRASH ENCLOSURE - FRONT ELEVATION



TYPE CG-1

STRAIGHT BACK CURB & GUTTER N.T.S.

(WET)

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DEVELOPMENT SITE PLAN
Preliminary Development Plans for:
CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
MATTHEW J. SCHLICHT
LICENSED PROFESSIONAL ENGINEER
NUMBER PE-2006019708
MISSOURI
PROFESSIONAL ENGINEER

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

REVISIONS

C.101

North

0 20' 40' 80'

GRADING PLAN

SCALE: 1" = 40'

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.

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Grading Plan
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
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Matthew J. Schlicht
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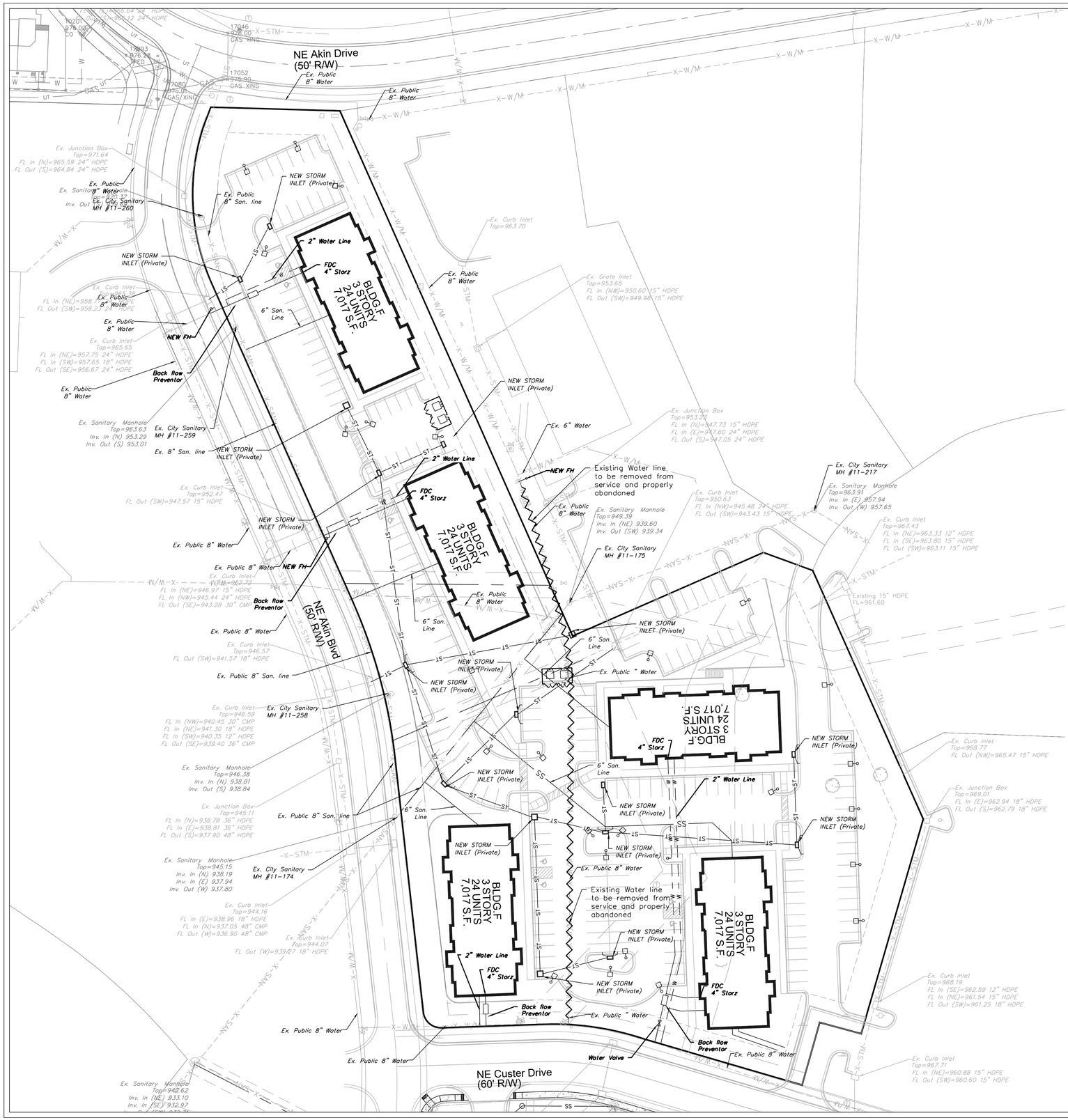
REVISIONS

C.200



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 (Private)	ST — ST — ST
Proposed Storm Sewer (Public)	S — S — S
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
Existing Water line to be removed and abandoned	

North

UTILITY PLAN

SCALE: 1" = 40'

0 20' 40' 80'

NOTE

ALL INTERIOR STORM LINES ARE PRIVATE.

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Utility Plan
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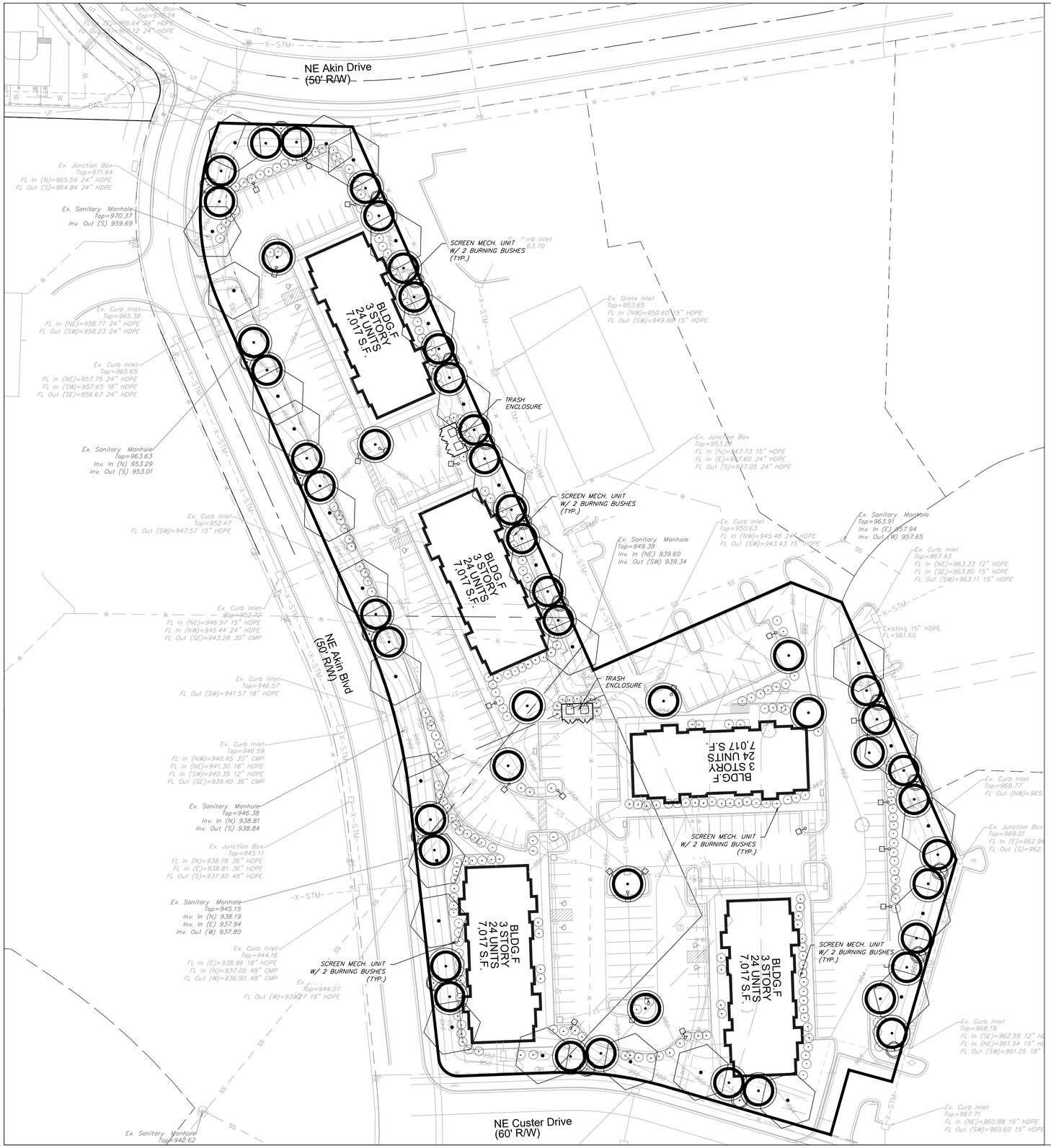
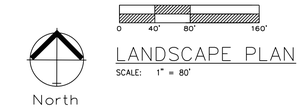
C.300





LANDSCAPE PLAN

SCALE: 1" = 80'

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE AKIN DRIVE)	1 tree per 30 feet of street frontage	104 ft. of street frontage /30= 4 trees required	4 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE AKIN DRIVE)	1 shrub per 20 feet of street frontage	104 ft. of street frontage /20= 5 shrubs required	5 shrubs provided
14.090.A.1 Street Frontage Trees (NE AKIN BLVD)	1 tree per 30 feet of street frontage	760 ft. of street frontage /30= 25 trees required	25 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE AKIN BLVD)	1 shrub per 20 feet of street frontage	760 ft. of street frontage /20= 38 shrubs required	38 shrubs provided
14.090.A.1 Street Frontage Trees (NE CUSTER DRIVE)	1 tree per 30 feet of street frontage	317 ft. of street frontage /30= 11 trees required	11 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE CUSTER DRIVE)	1 shrub per 20 feet of street frontage	317 ft. of street frontage /20= 16 shrubs required	16 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	201,323 sq. ft. of total lot area minus 116,718 sq.ft. of bldg. & parking= 84,605 sq.ft. /5,000 x 2 = 34 shrubs	34 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	201,323 sq. ft. of total lot area minus 116,718 sq. ft. of bldg. & parking= 84,605 sq. ft./5,000 = 17 trees	59 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	81,633 sq. ft. of parking area x .05 = 4,082 sq. ft. of landscape parking lot islands required	4,082 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)	834 linear feet/40 x 12 250 shrubs required.	268 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 MEET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	29	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	20	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree	50	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	268	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

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LANDSCAPE PLAN
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
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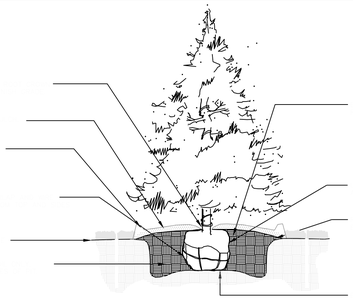
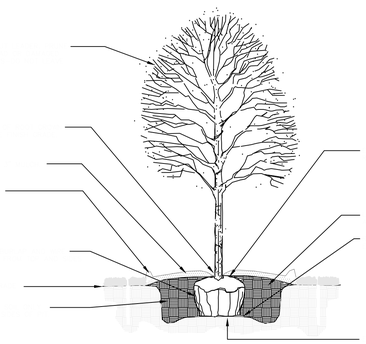
L.100



1 EVERGREEN TREE PLANTING

N.T.S.



2 DECIDUOUS TREE PLANTING

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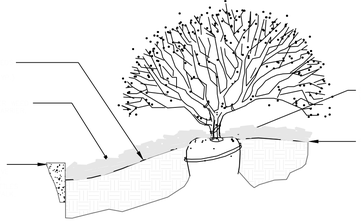

3 SIDEWALK EDGE AT PLANT BED

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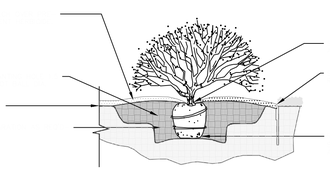

4 SHRUB PLANTING

N.T.S.

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 Z60.1–2004.
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 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 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 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 SEEDED 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 D5268.
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 REQ'D 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 ESTABISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

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

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRTRIGATION 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 ACOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALLBE 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 CUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REQULATIONS.
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 O 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 BALBES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIE 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 DESGN 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.

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Engineering 6254
Nebraska
Engineering CA2821

CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
Part of the North 1/2 of
Section 17, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: CHAPEL RIDGE LOT 19
Issue Date: April 12, 2022

LANDSCAPE PLAN DETAILS
Preliminary Development Plans for:
CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

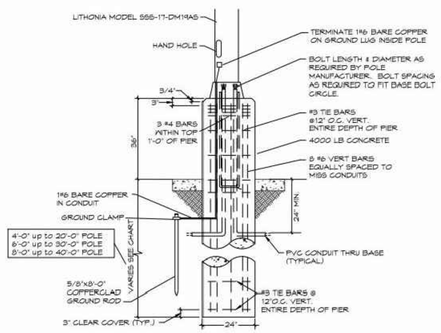
L.101

North

0 20' 40' 80'

Photometric Plan

SCALE: 1" = 40'



POLE FOUNDATION DETAIL

SCALE: NONE

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
P1	LITHONIA RSX1-LED-P2-40K-R3-SPA	120/208 V 73 W	LED 9843 LUM 4000 K	17'-0" POLE LIGHT MOUNTED ON 3'-0" POLE BASE WITH TYPE III OPTICS. REFERENCE POLE BASE DETAIL ON NEXT SHEET.	HUBBELL LITHONIA OR EQUAL
P2	LITHONIA RSX1-LED-P2-40K-R3-SPA-HS	120/208 V 73 W	LED 9843 LUM 4000 K	17'-0" POLE LIGHT MOUNTED ON 3'-0" POLE BASE WITH TYPE III OPTICS AND HOUSE SIDE SHIELD. REFERENCE POLE BASE DETAIL ON NEXT SHEET.	HUBBELL LITHONIA OR EQUAL
P3	LITHONIA RSX1-LED-P2-40K-R4-SPA	120/208 V 73 W	LED 9972 LUM 4000 K	17'-0" POLE LIGHT MOUNTED ON 3'-0" POLE BASE WITH TYPE IV OPTICS. REFERENCE POLE BASE DETAIL ON NEXT SHEET.	HUBBELL LITHONIA OR EQUAL
P4	LITHONIA RSX1-LED-P2-40K-R4-SPA-HS	120/208 V 73 W	LED 9972 LUM 4000 K	17'-0" POLE LIGHT MOUNTED ON 3'-0" POLE BASE WITH TYPE IV OPTICS AND HOUSE SIDE SHIELD. REFERENCE POLE BASE DETAIL ON NEXT SHEET.	HUBBELL LITHONIA OR EQUAL
P5	LITHONIA RSX1-LED-P2-40K-R5-SPA	120/208 V 73 W	LED 10106 LUM 4000 K	17'-0" POLE LIGHT MOUNTED ON 3'-0" POLE BASE WITH TYPE V SQUARE OPTICS. REFERENCE POLE BASE DETAIL ON NEXT SHEET.	HUBBELL LITHONIA OR EQUAL
G	LITHONIA OLLWD-LED-P1-40K-MVOLT	120/208 V 10 W	LED 533 LUM 4000 K	WALL CYLINDER MOUNTED AT 7'-0" ABOVE GRADE	HUBBELL LITHONIA OR EQUAL

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Engineering CA2821

CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
Part of the North 1/2 of
Section 17, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: CHAPEL RIDGE LOT 19
Issue Date: March 11, 2022

SITE PHOTOMETRIC PLAN
Preliminary Development Plans for:
CHAPEL RIDGE BUSINESS PARK LOTS 19 & 1-F
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
NATIONAL
ENGINEER

Matthew J. Schlicht
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KS PE 19071
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REVISIONS