

950 POLLARD STREET

PRELIMINARY DEVELOPMENT PLAN

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36-T.47N-R.32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

CLOVER ACRES LOTS 3C & 3D, LOT 3D.

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.

FLOOD INFORMATION:
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated 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.

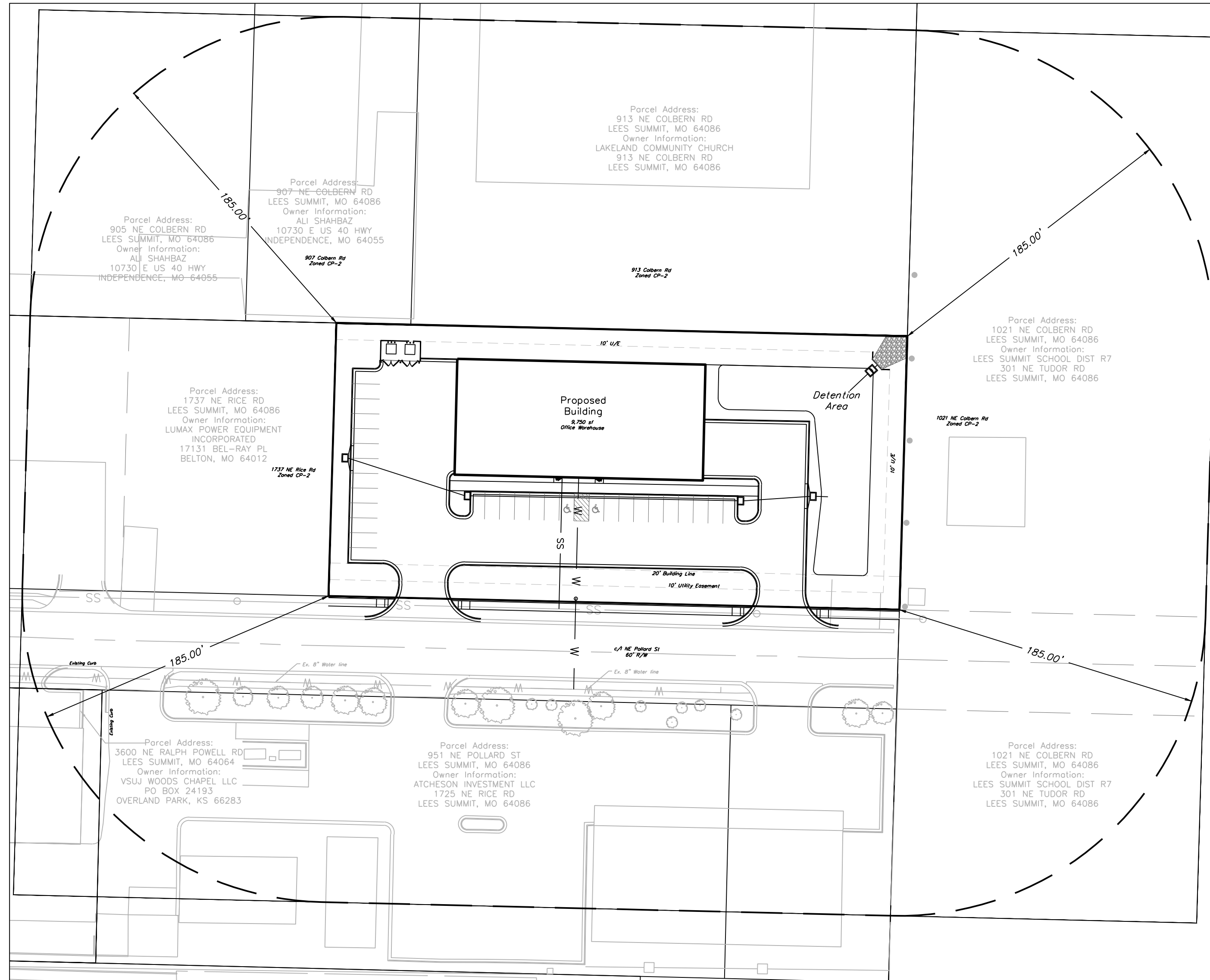
ENERGY - 298-1196
SPIRE - 768-0261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

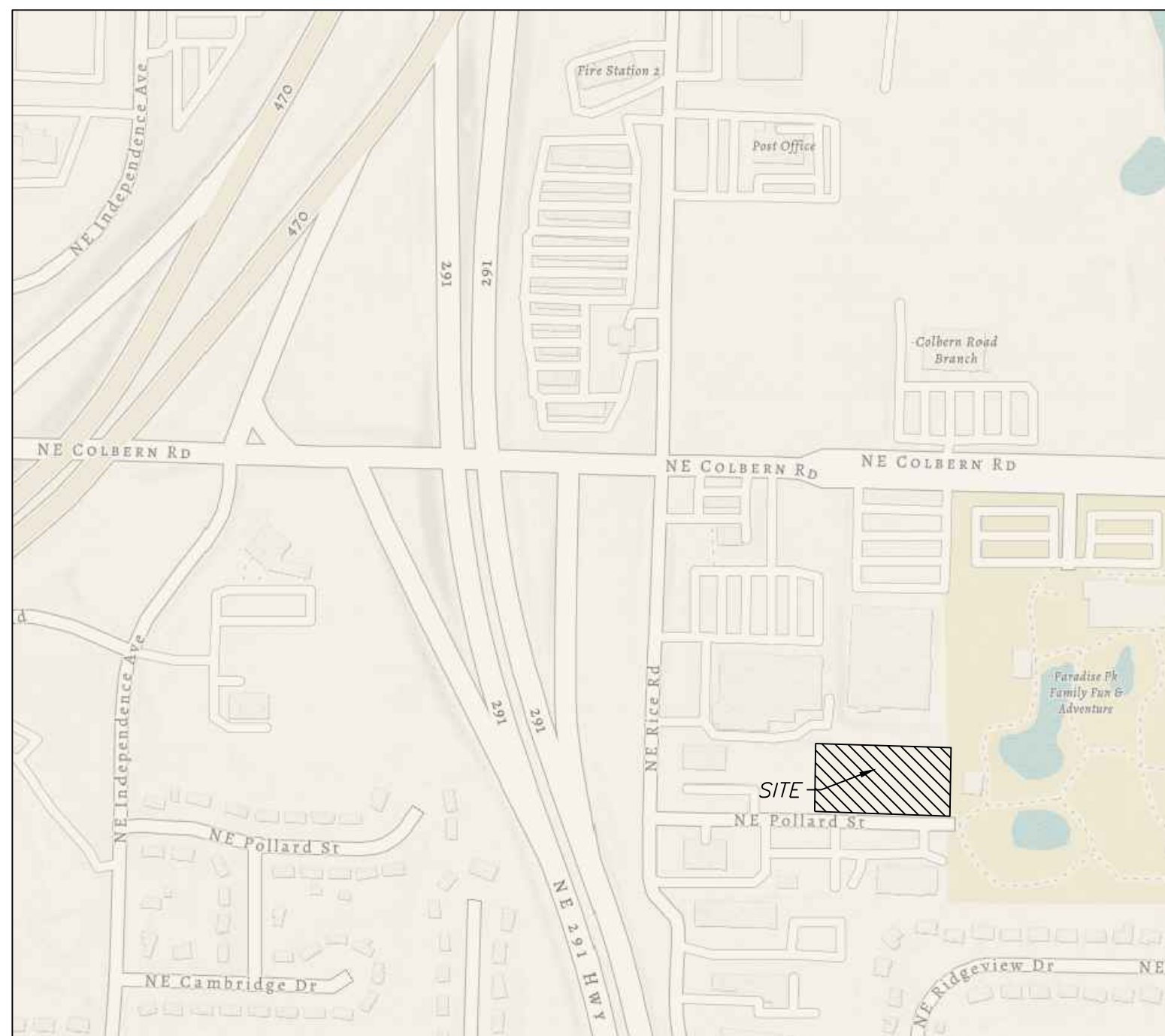
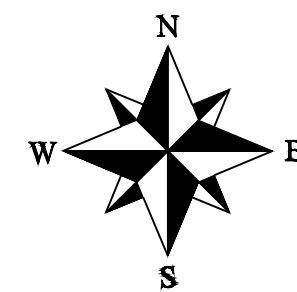
- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR 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.

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



SITE LOCATION MAP
SCALE: 1"=50'



DEVELOPER:
MIKE ATCHESON
ATCHESON INVESTMENT LLC
1725 NE RICE RD
LEE'S SUMMIT, MO 64086
Phone: (816) 875-2400

INDEX OF SHEETS:
C.001 ~ COVER SHEET
C.101 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
C.301 ~ DETENTION BASIN PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area

| | |
|--------------------------------|--------------------------------|
| Total Area | 1.31 acres (56,989.81 sq. ft.) |
| Proposed Apartment Site | |
| Site Area | 1.31 Acres |
| Building | 9,750 sq. ft. |
| Parking | 19,368 sq. ft. |
| Sidewalk | 1,150 sq. ft. |
| Impervious Area | 30,268 sq. ft. (53.1% of Site) |
| Total Units | N/A |
| Floor Area Ratio (FAR) | 12.11% |
| Land use | Warehouse |

Parking

| | |
|--------------------------------|-----------|
| Provided | |
| 28 Standard (2 ADA Accessible) | |
| Total Parking Spaces | 30 Spaces |
| Required | |
| Number of required | 28 Spaces |
| 28 Standard (2 ADA Accessible) | |

Building Use Breakdown Assumption

| | |
|--------------------|------------------|
| 6,000 sf Office | Parking Required |
| 3,750 sf Warehouse | 24 Spaces |
| | 4 Spaces |

Current Zoning: CP-2
Proposed Zoning: PI

Site Improvement Notes

Sanitary Sewer Improvements
- The site will utilize the existing sanitary sewer on the north side of NE Pollard Street

Water Main Improvements
- The site will utilize the existing 8" water main located on the south side of NE Pollard Street

Storm Sewer
- Enclosed pipe systems and inlets will be collected and convey the onsite storm water runoff and direct it toward the new detention facility

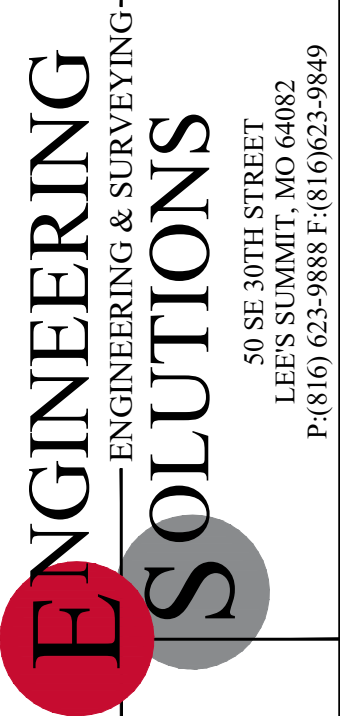
Storm Water Detention
- The site will utilize the new detention facility

Parking Lot Pavement
- Parking lot shall be paved in accordance with the standards of UDO Section 8.620

Site Lighting
- Site lighting will be provided in accordance with the standards of UDO Section 8.220, 8.250 and 8.260.
Plan will be provided with Final Development Plan

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 | —OHP— | |
| 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— |

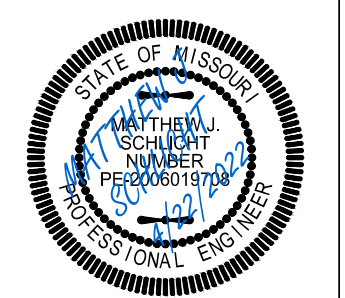


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri

Project: 950 NE POLLARD STREET
Issue Date: April 21, 2022

COVER SHEET
Preliminary Development Plans for:
950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri



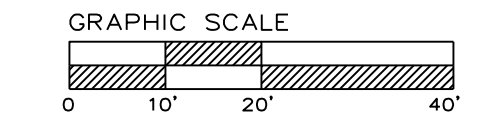
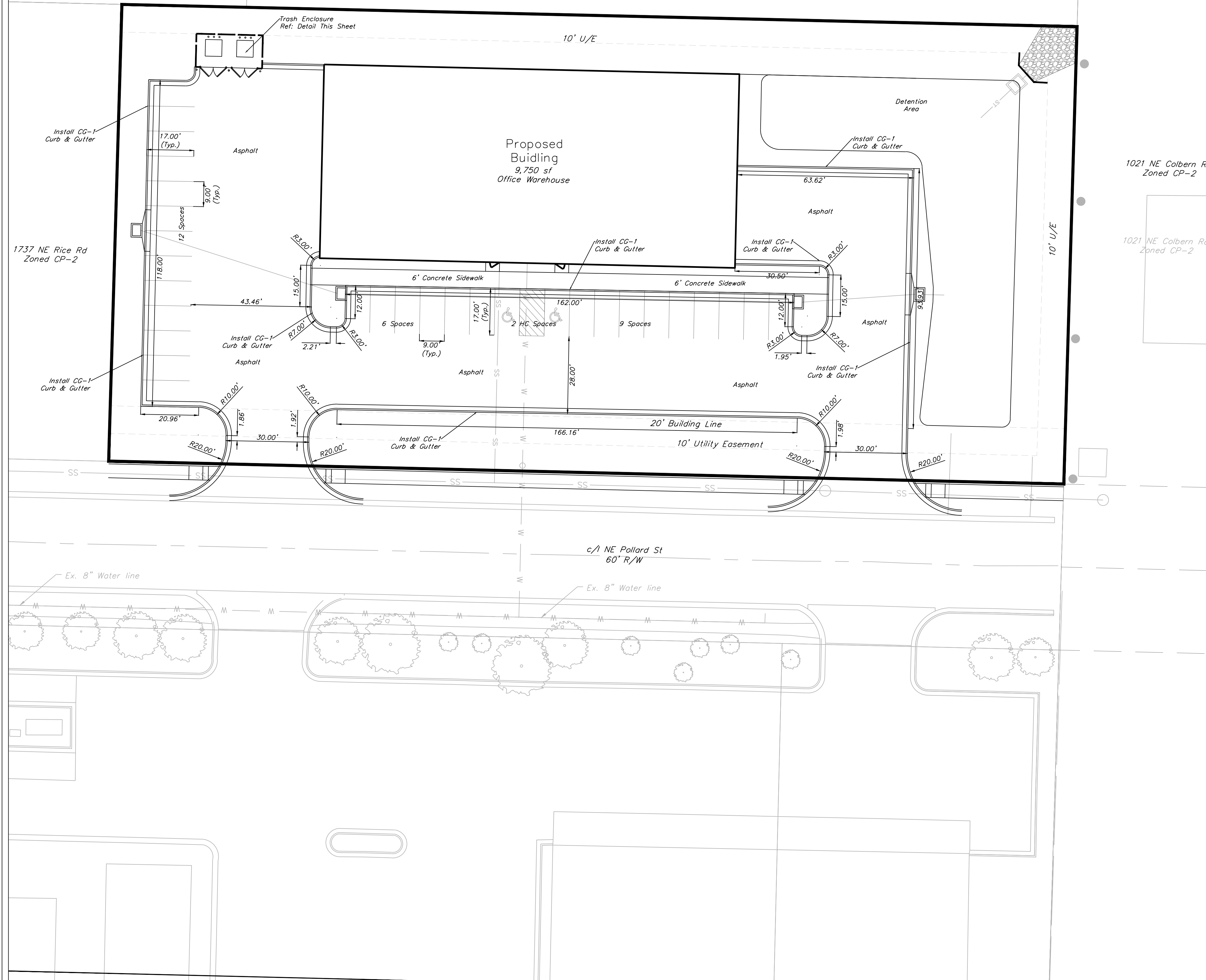
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14325

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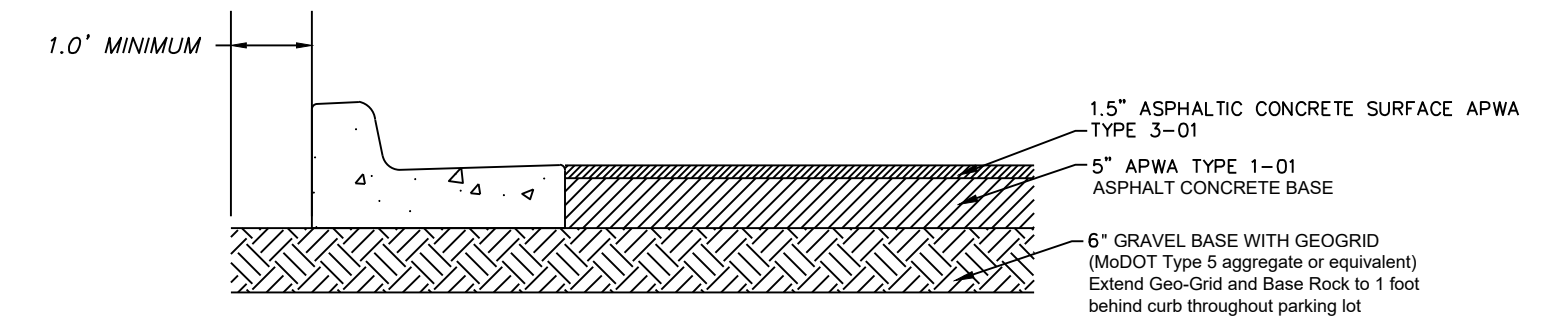
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907 Colbern Rd
Zoned CP-2

913 Colbern Rd
Zoned CP-2



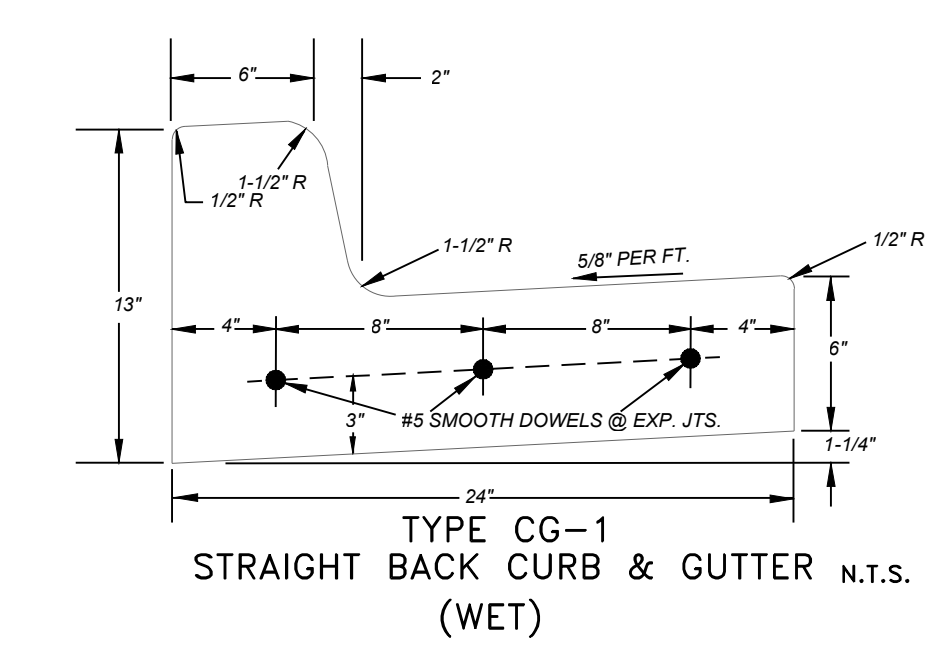
SITE PLAN
SCALE: 1" = 20'



PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION



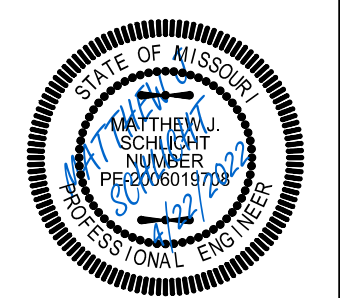
TYPE CG-1 STRAIGHT BACK CURB & GUTTER (WET)
N.T.S.

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950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri

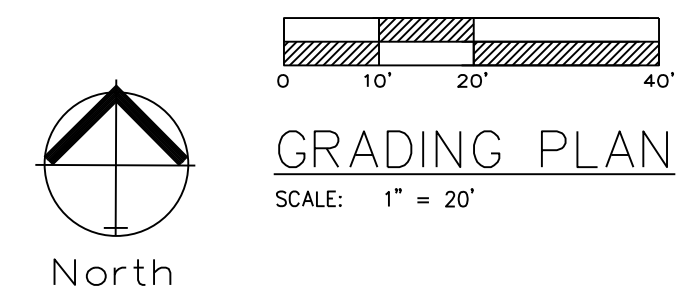
Project: POLLARD STREET
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Site Plan
Preliminary Development Plans for:
950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri



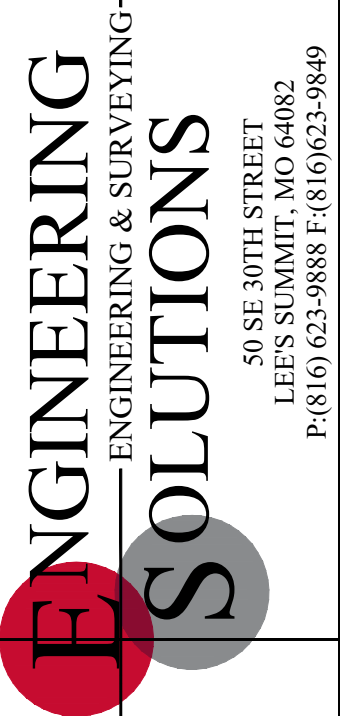
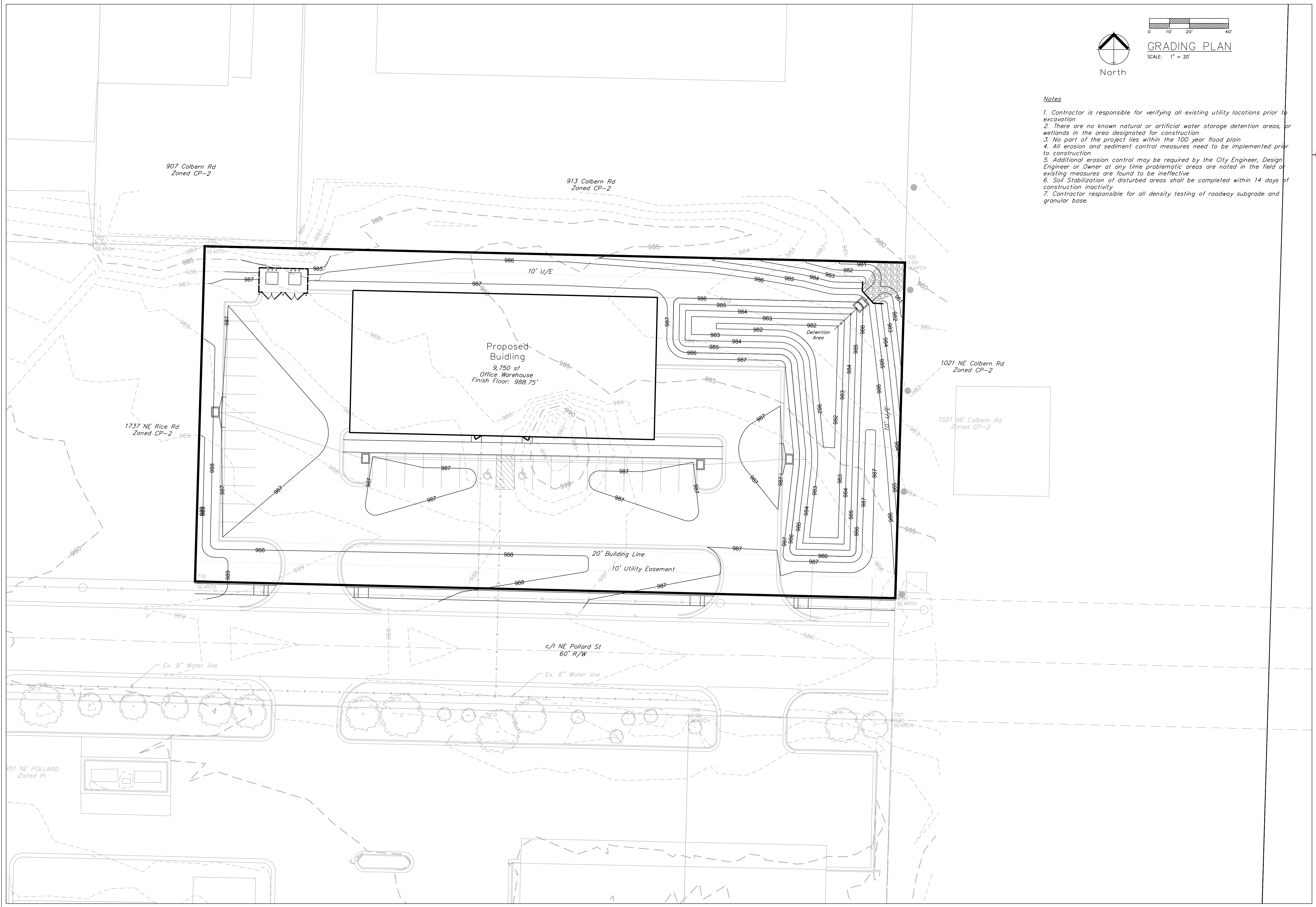
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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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.

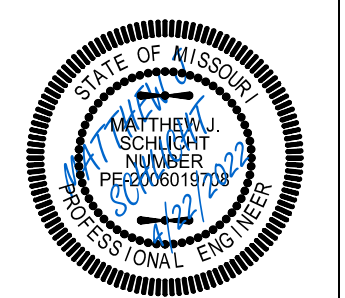


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

950 NE POLLARD STREET
 Lee's Summit, Jackson County, Missouri

Project: 950 NE POLLARD STREET
 Issue Date: April 22, 2022

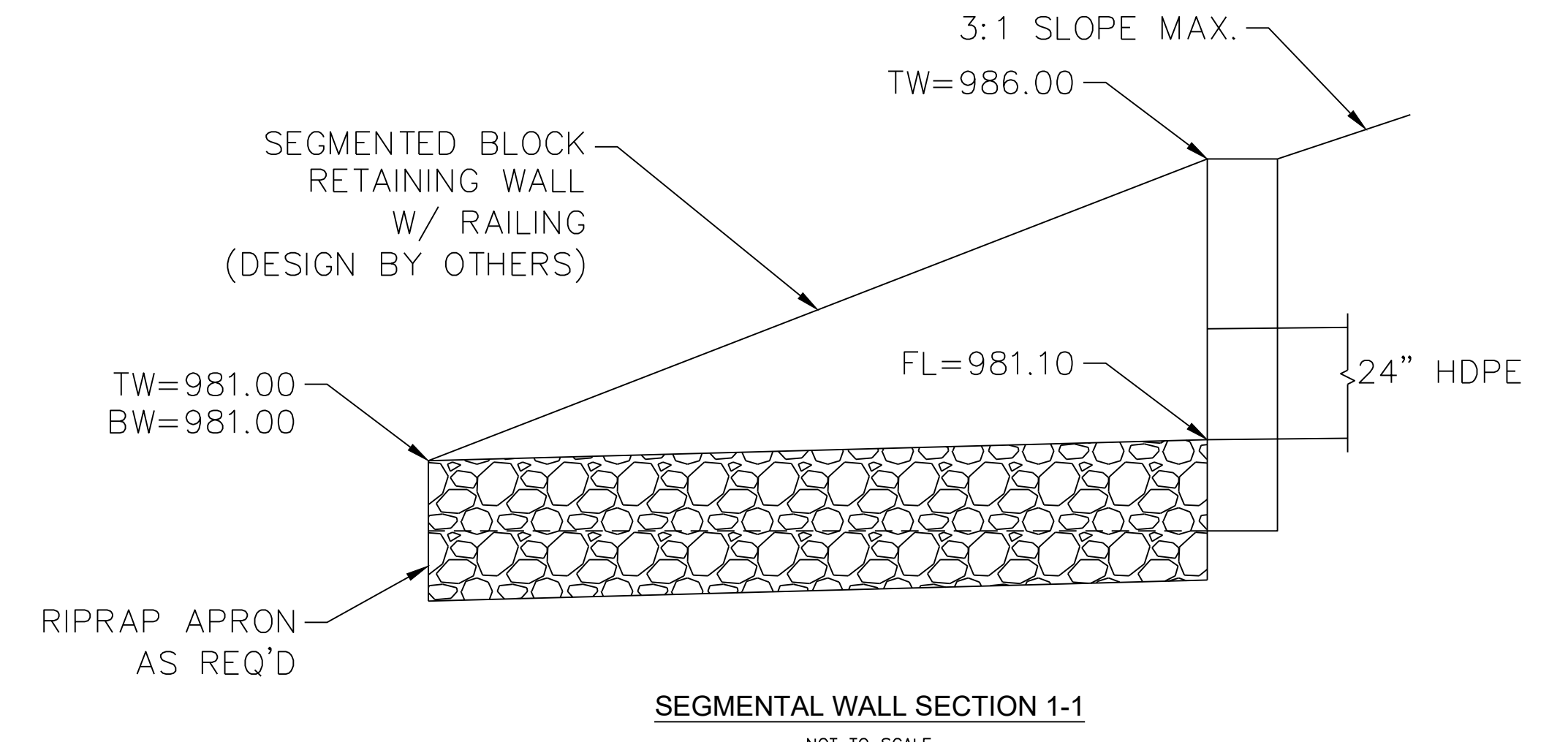
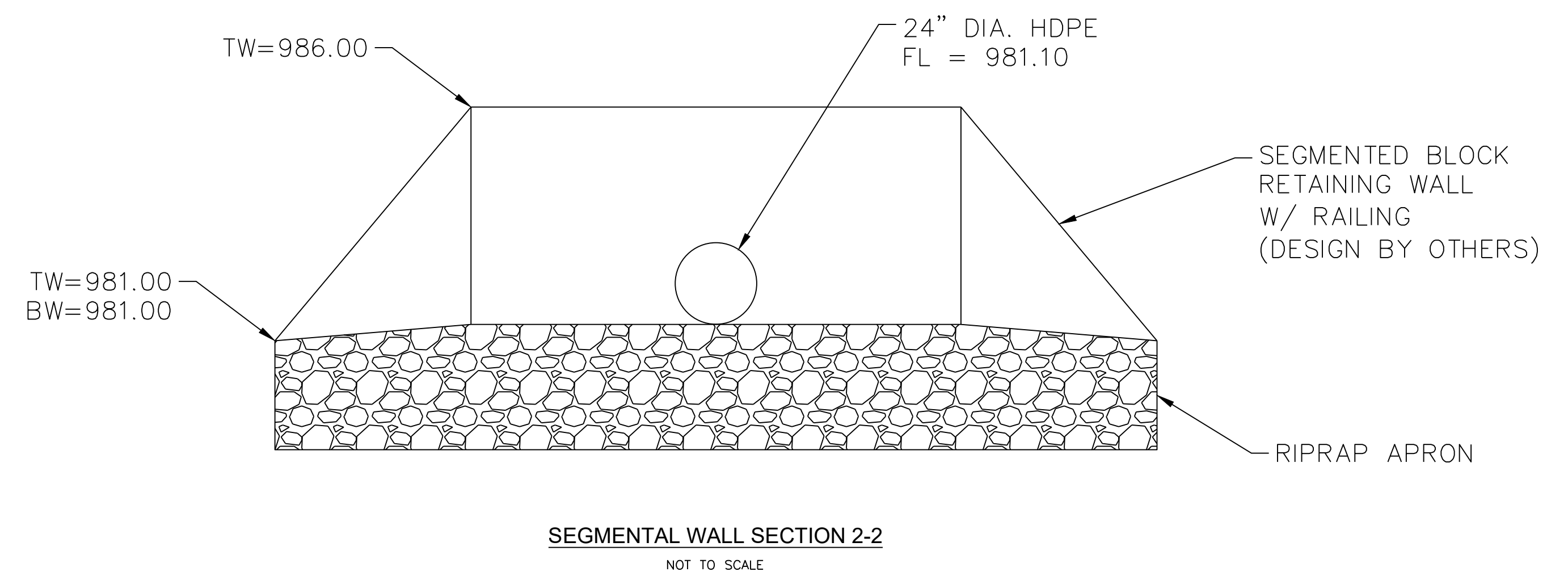
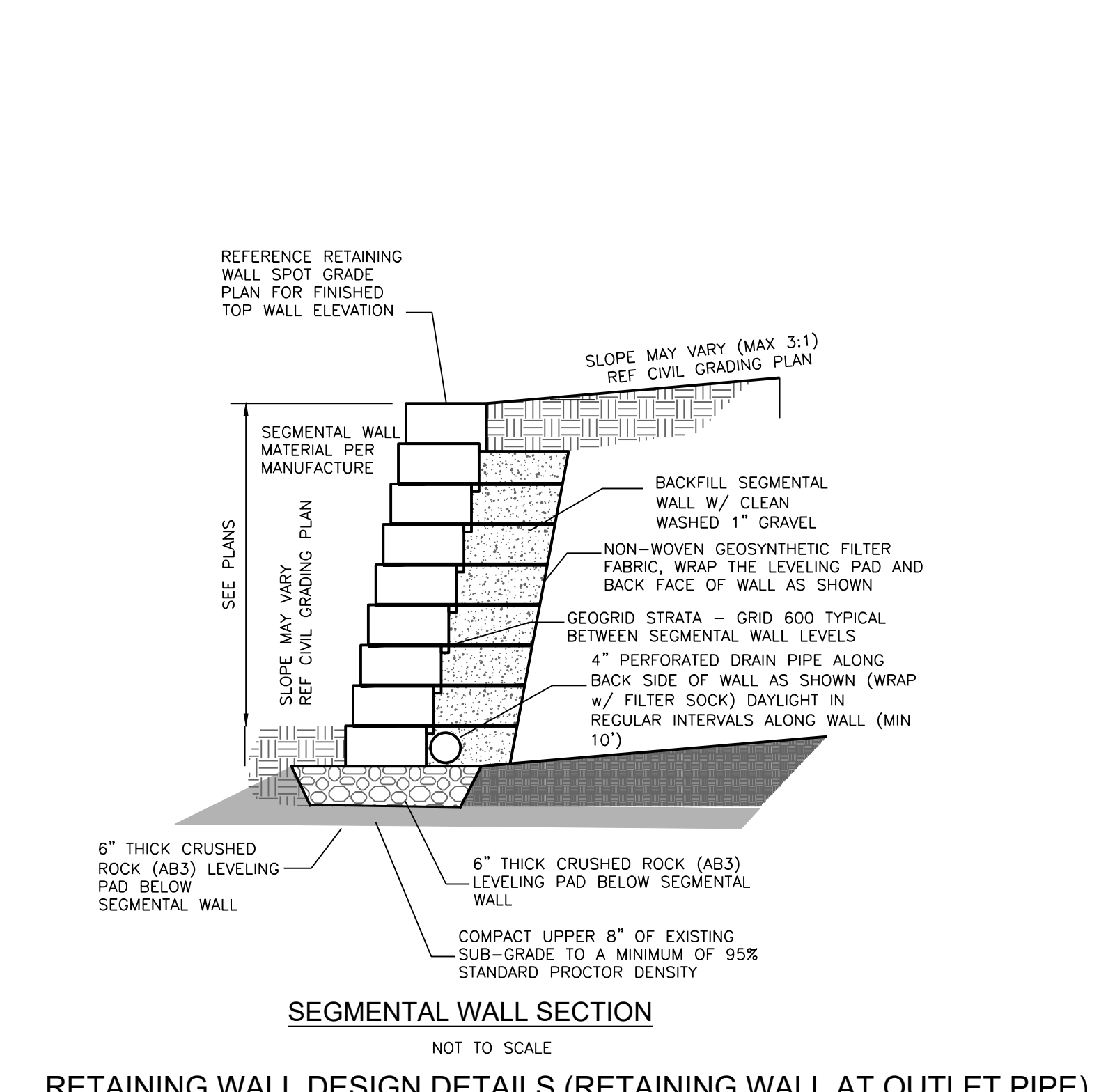
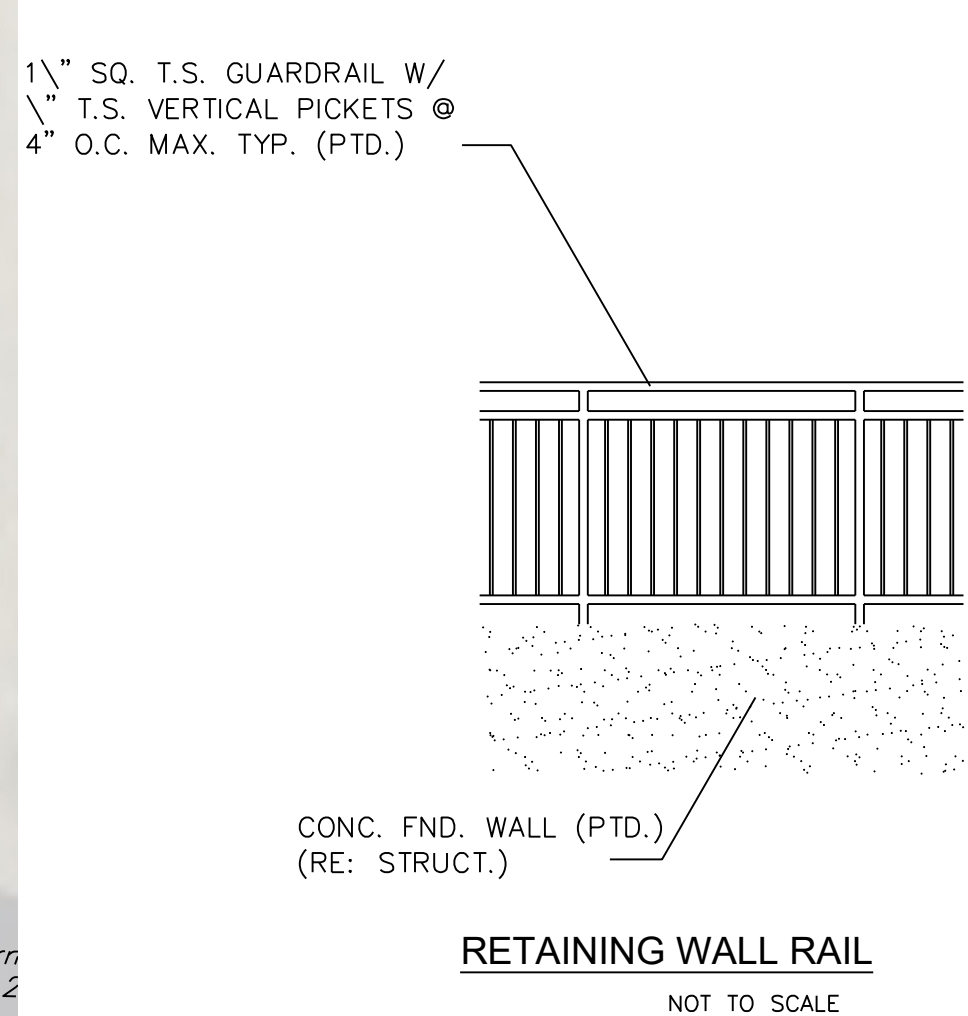
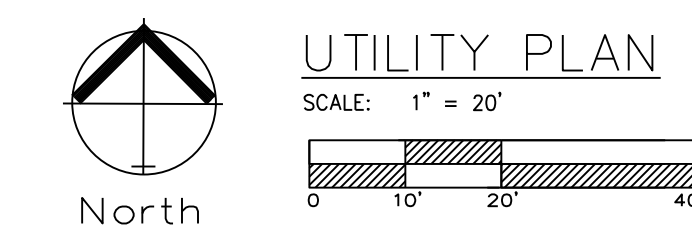
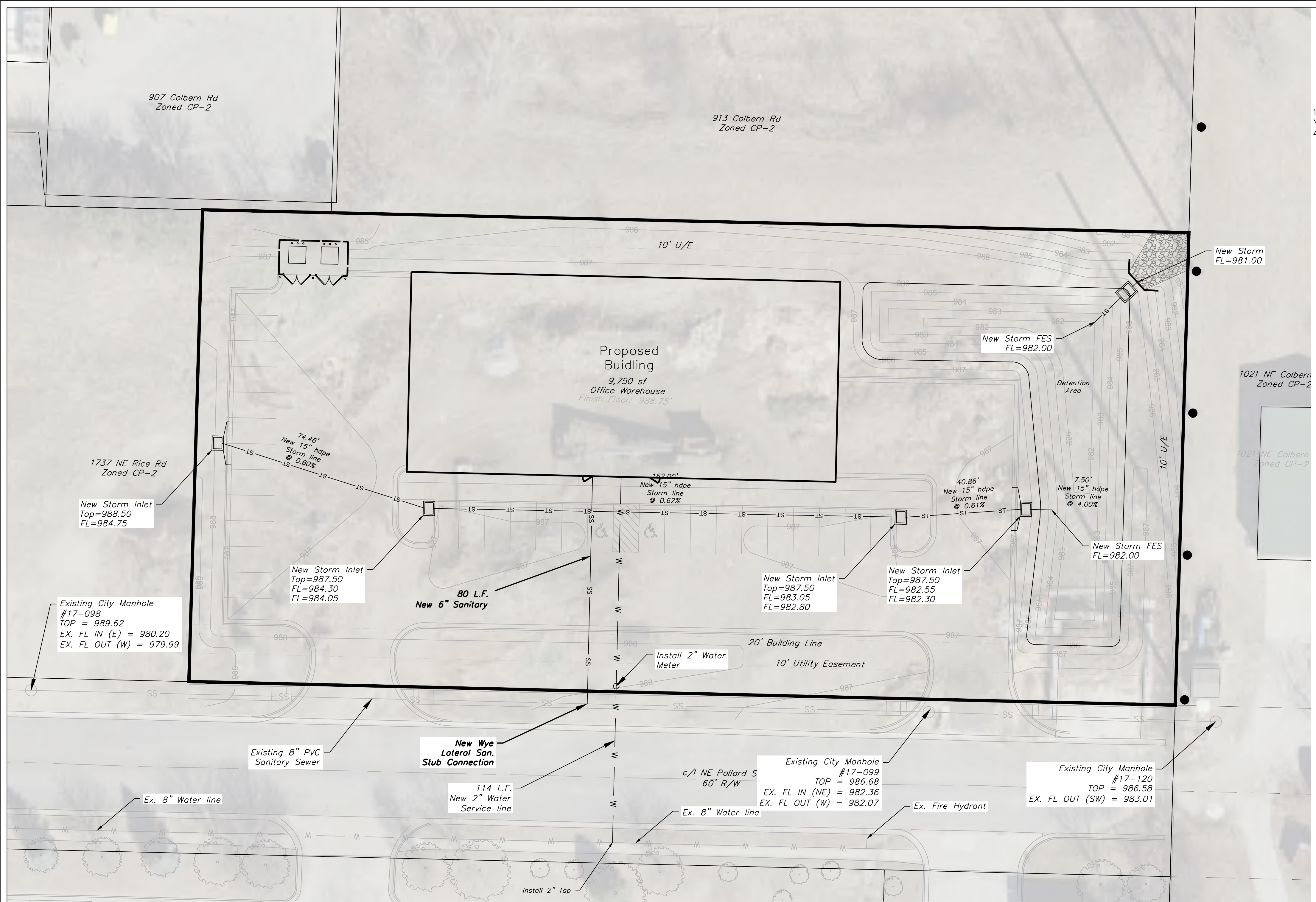
Grading Plan
 Preliminary Development Plans for:
 950 NE POLLARD STREET
 Lee's Summit, Jackson County, Missouri



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

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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 2005002186-D
Surveying 2005008319-D
Kansas
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Project: POLLARD STREET
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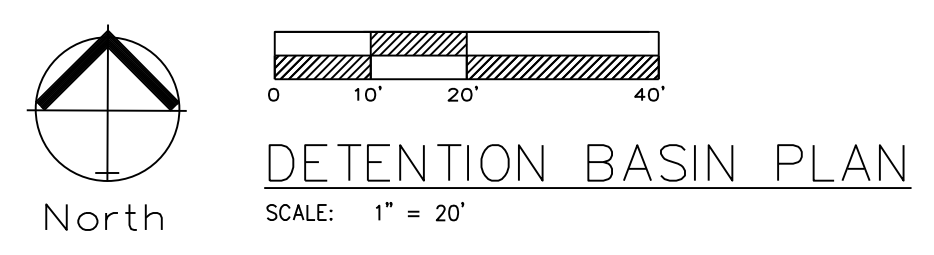
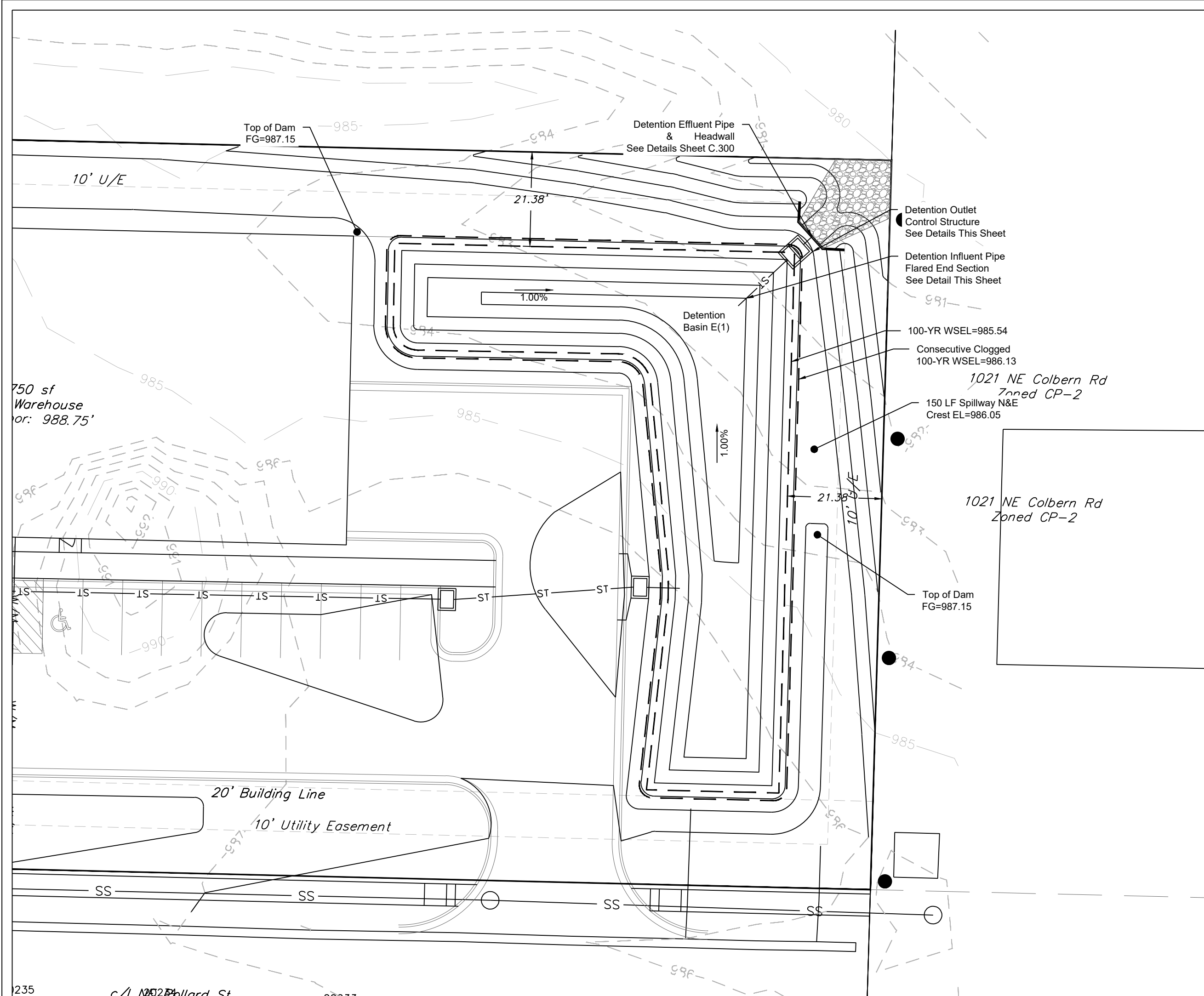
Utility Plan
Preliminary Development Plans for:
950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
Professional Engineer
Number 0000019708
Exp. 12/31/2026

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

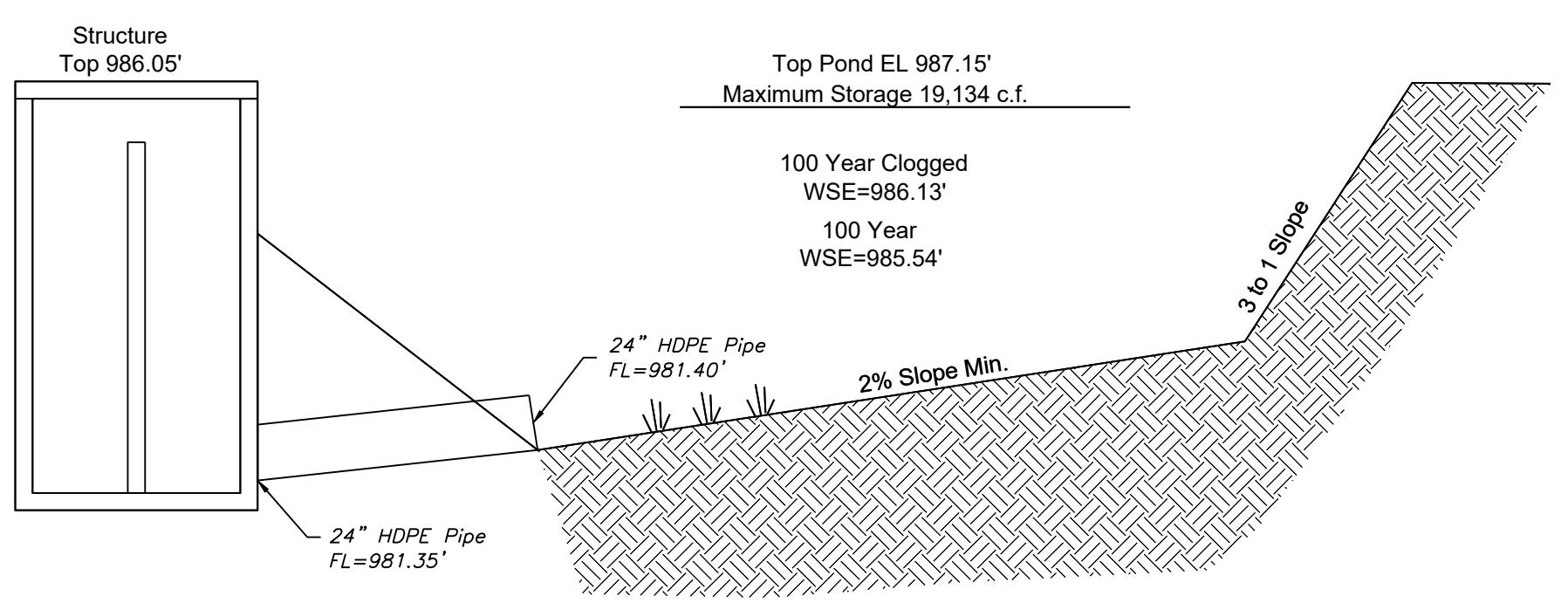
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C. 300

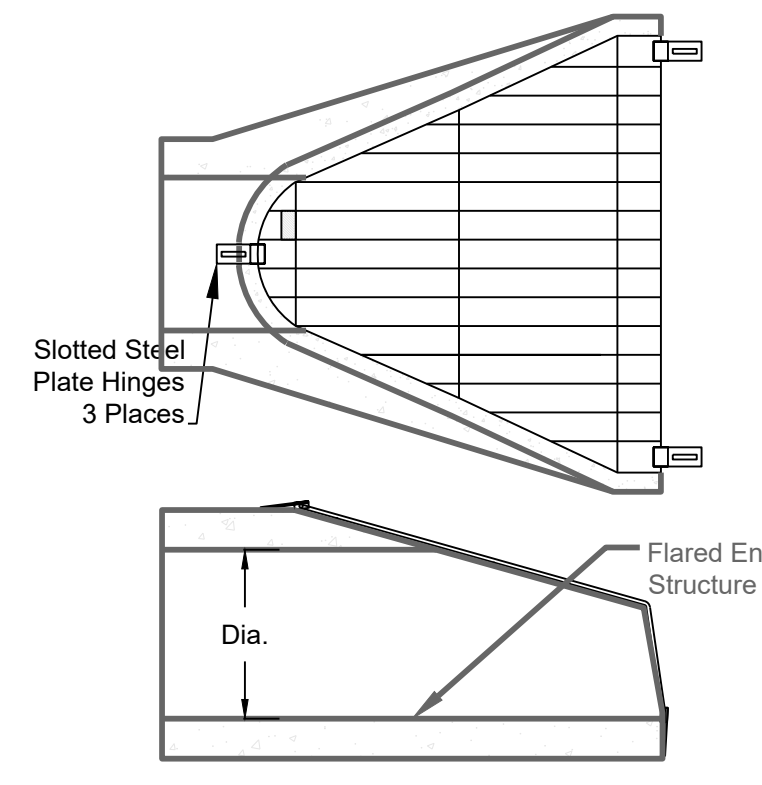


DETENTION BASIN PLAN

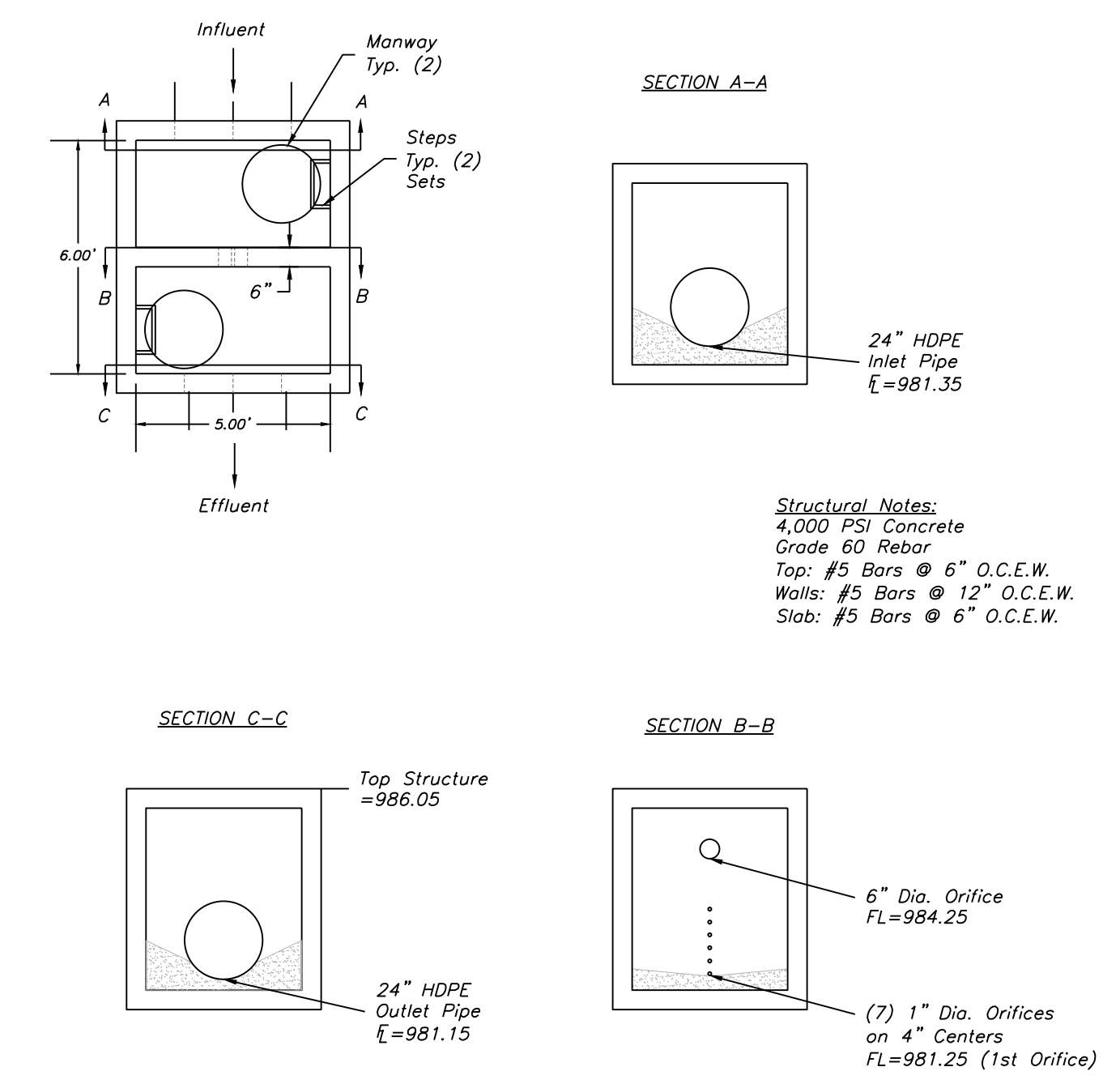
- NOTES:**
1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
 2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



SECTION VIEW - BASIN E(1)
N.T.S.

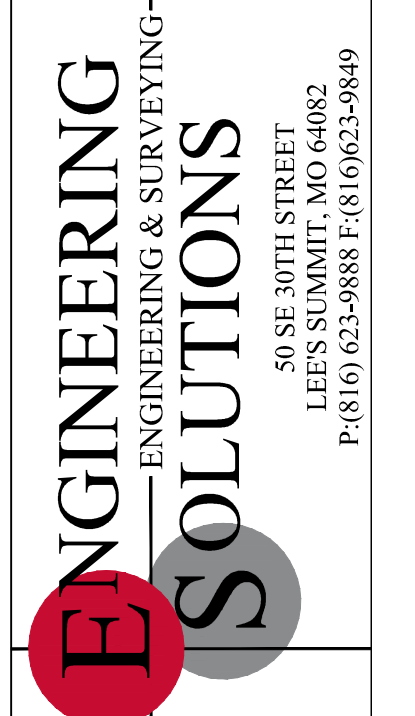


Galvanized Trash Guard For Influent Flared Ends



CONTROL STRUCTURE - BASIN E(1)
3/4" = 1'-0"

Structural Notes:
4,000 PSI Concrete
Grade 60 Rebar
Top: #5 Bars @ 6" O.C.E.W.
Walls: #5 Bars @ 12" O.C.E.W.
Slab: #5 Bars @ 6" O.C.E.W.

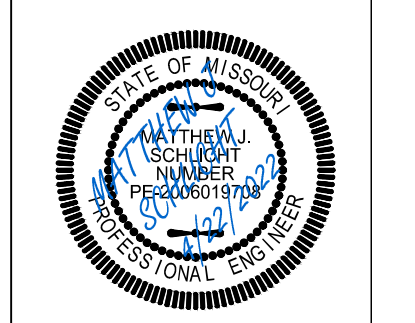


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri

Project: 950 NE POLLARD STREET
Issue Date: April 22, 2022

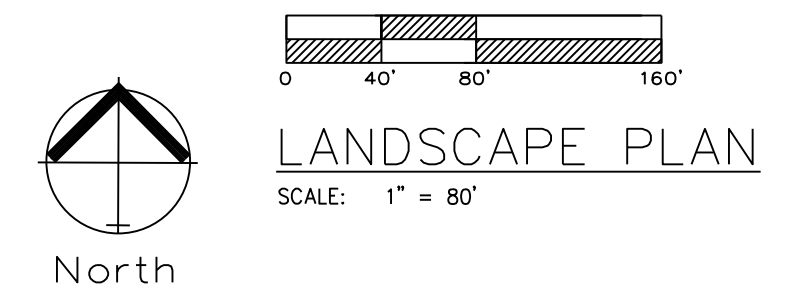
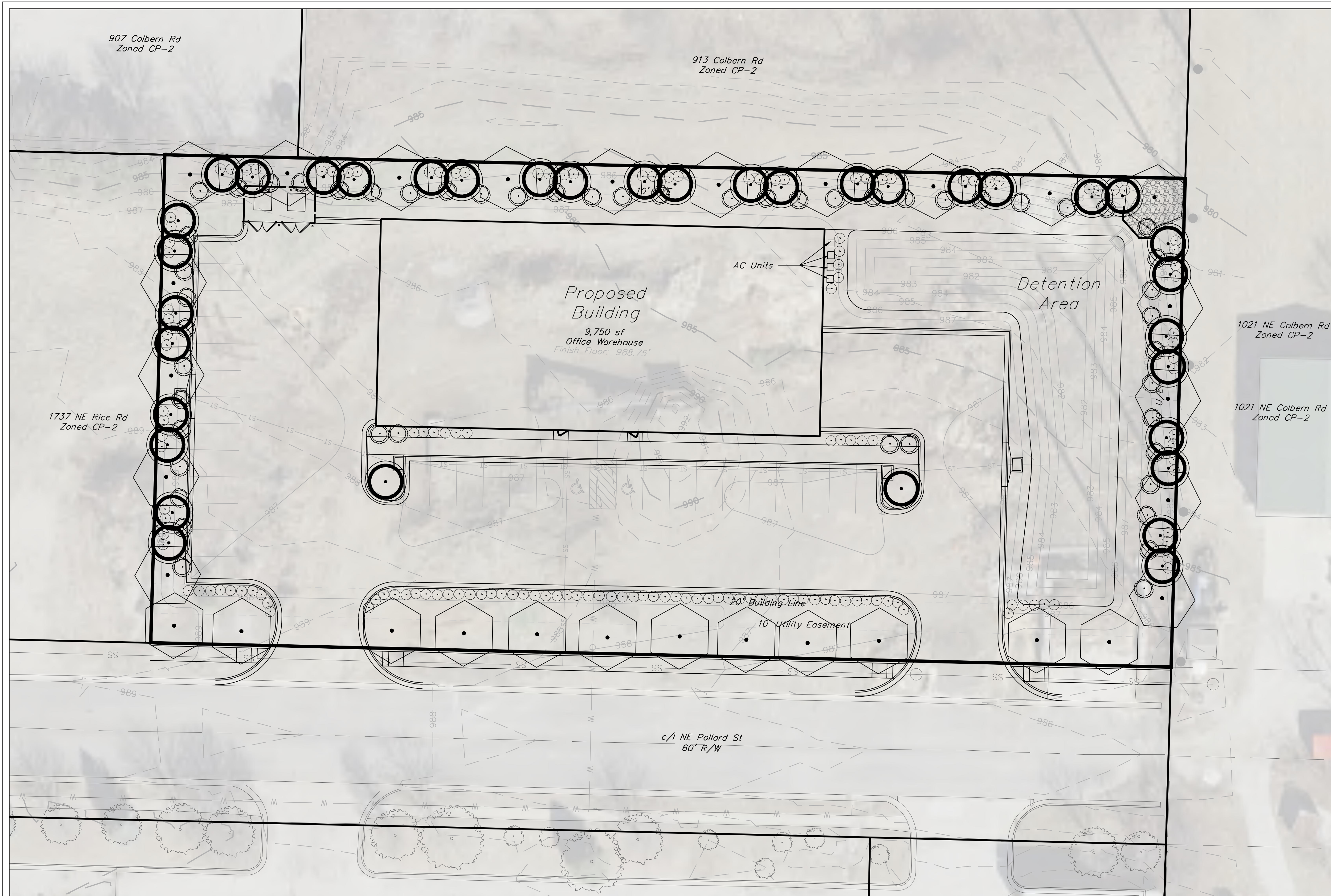
Detention Basin Plan
Preliminary Development Plans for:
950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri



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

REVISIONS

| REV. | DATE | DESCRIPTION |
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| 1 | 5/23/2022 | |
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LANDSCAPE WORKSHEET

| | ORDINANCE REQUIREMENT | REQUIRED FOR THIS SITE | PROPOSED LANDSCAPE |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------|
| 14.090.A.1 Street Frontage Trees (NE POLLARD ST) | 1 tree per 30 feet of street frontage | 345 ft. of street frontage /30= 12 trees required | 12 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (NE POLLARD ST) | 1 shrub per 20 feet of street frontage | 345 ft. of street frontage /20= 18 shrubs required | 18 shrubs provided |
| 14.090.B.1 Open Yard Shrubs | 2 shrubs per 5000 sq. ft. of total lot area excluding building and parking | 56,989 sq. ft. of total lot area minus 29,138 sq. ft. of bldg. & parking= 27,851 sq. ft. /5,000 x 2 = 11 shrubs | 11 shrubs |
| 14.090.B.3 Open Yard Trees | 1 tree per 5000 sq. ft. of total lot area excluding building and parking. | 56,989 sq. ft. of total lot area minus 29,138 sq. ft. of bldg. & parking= 27,851 sq. ft. /5,000 = 6 trees | 6 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 | 22,540 sq. ft. of parking area x .05 = 1,127 sq. ft. of landscape parking lot islands required | 1,127 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) | 228 linear feet/40 x 12 | 68 shrubs provided |

* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

NOTE:

BUFFER/SCREEN REQUIRED BETWEEN LAND USES

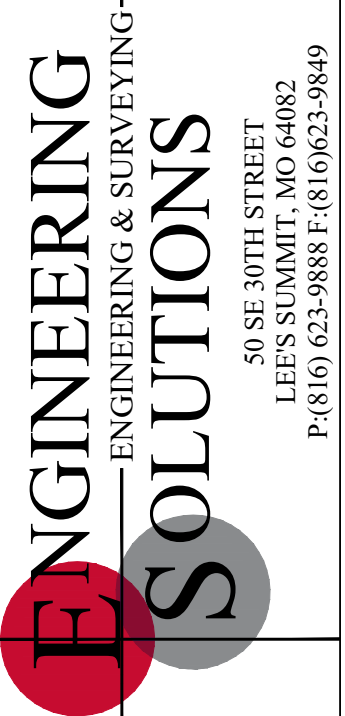
Proposed use P1
Adjoining use CP-2

Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

PLANTING SCHEDULE:

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

| SYMBOL | QUANT. | KEY | NAME | SIZE |
|-----------|--------|-----|-------------------------------------------------------|--------------|
| tree | 30 | TA | AMERICAN BASSWOOD LINDEN TILIA AMERICANA | 3.0" CAL |
| evergreen | 52 | SR | SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET" | 8' HL |
| tree | 36 | RB | OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA" | 3.0" CAL |
| shrub | 226 | BB | BURNING BUSH EUONYMUS ALATA "COMPACTUS" | 2 Gallon Pot |



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Missouri
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Surveying 2005008319-D
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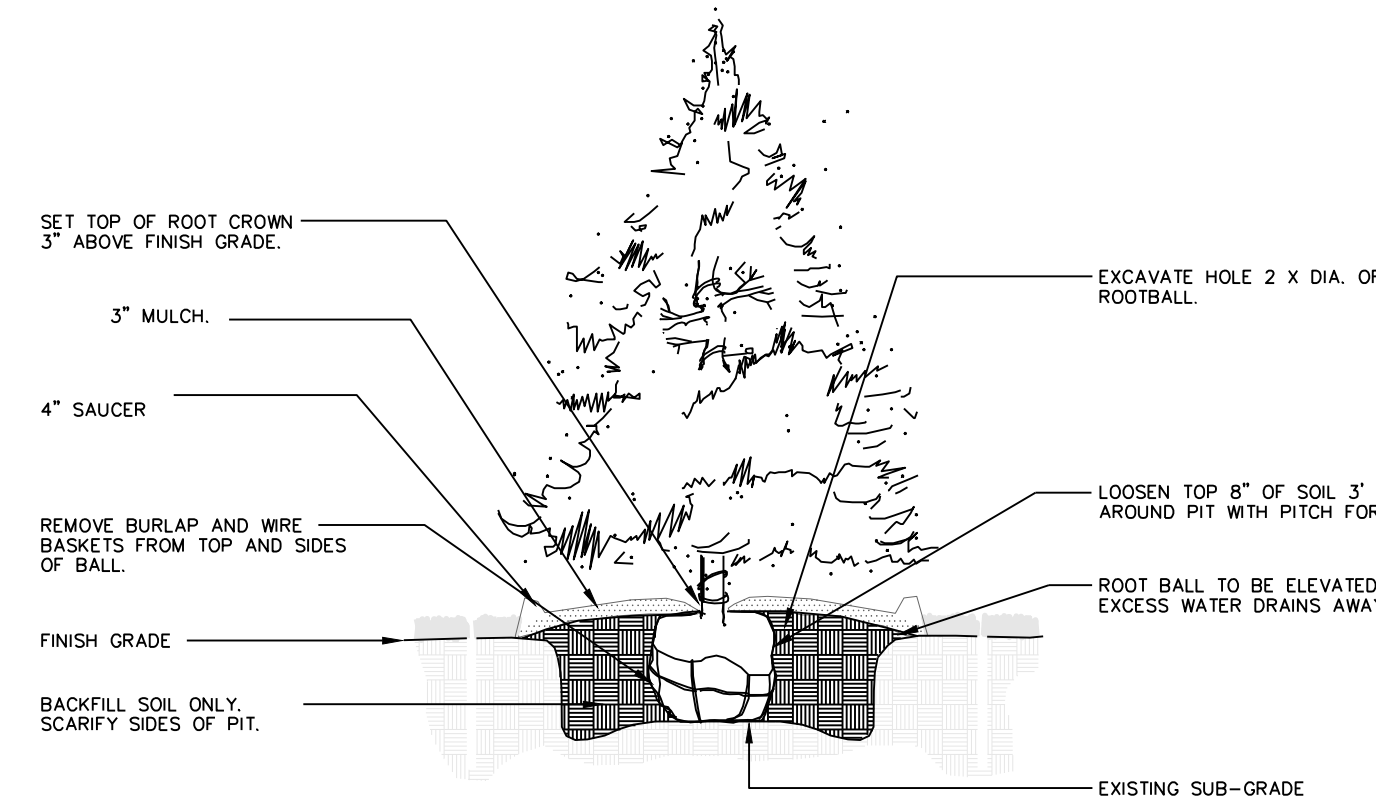
LANDSCAPE PLAN
Preliminary Development Plans for:
950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri



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MO PE 2006019708
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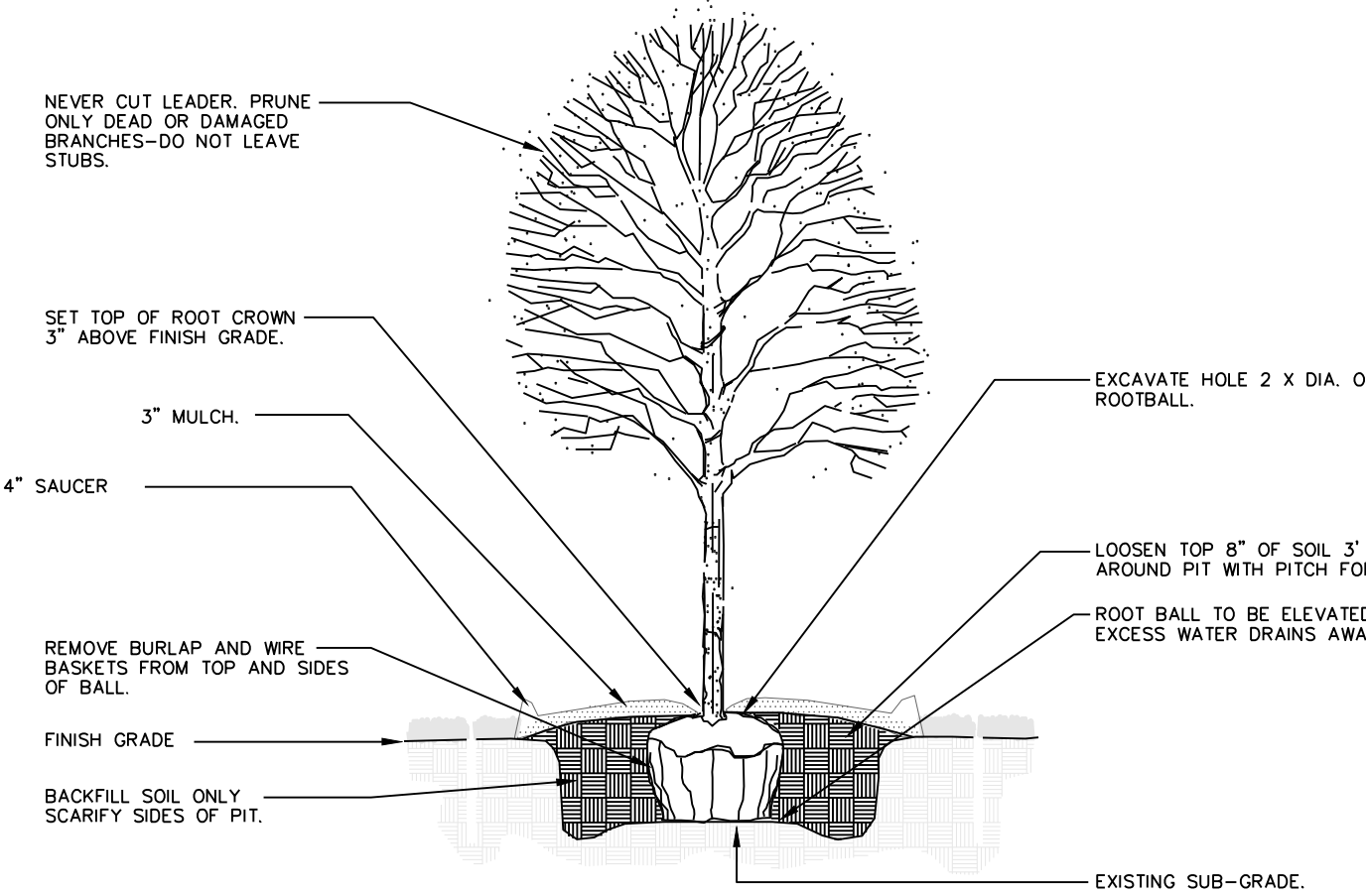
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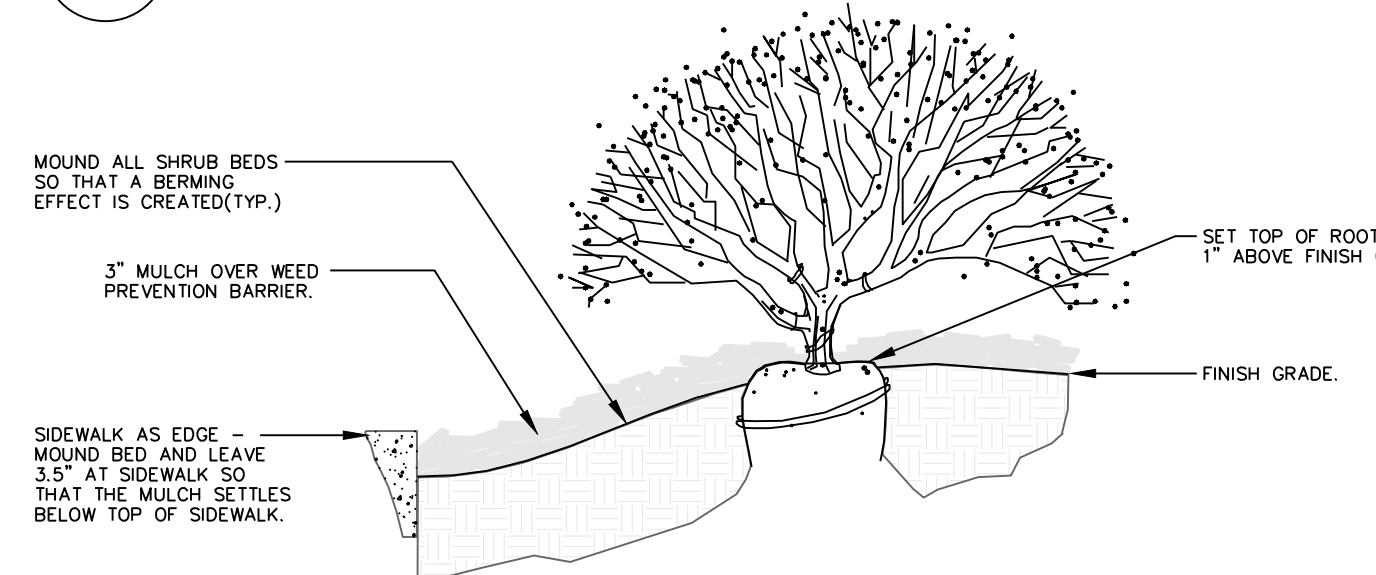
1 **EVERGREEN TREE PLANTING**

NTS



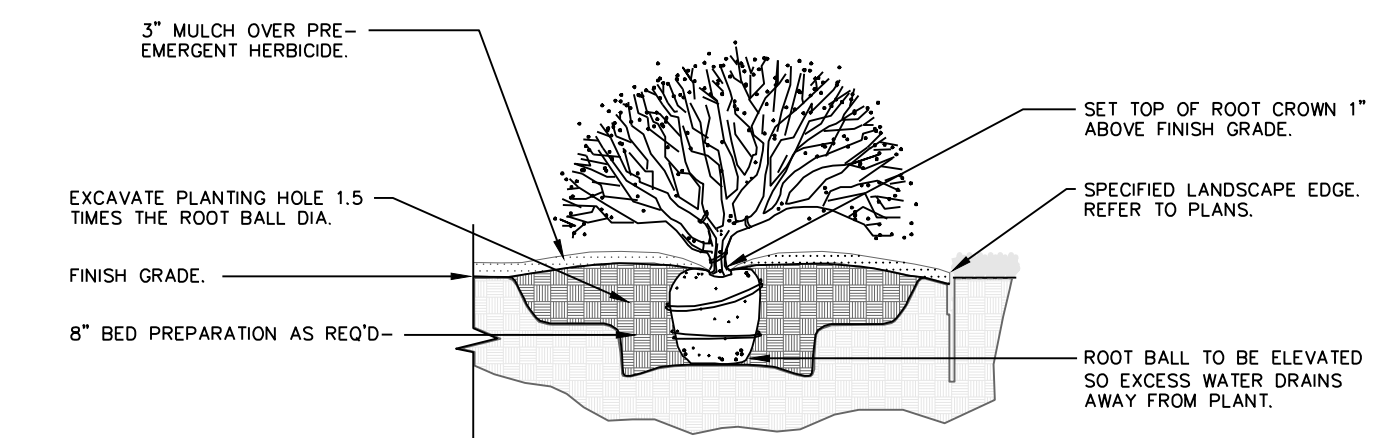
2 **DECIDUOUS TREE PLANTING**

NTS



3 **SIDEWALK EDGE AT PLANT BED**

NTS



4 **SHRUB PLANTING**

NTS

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 MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WILDBURN. 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 D5558.
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 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 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.)

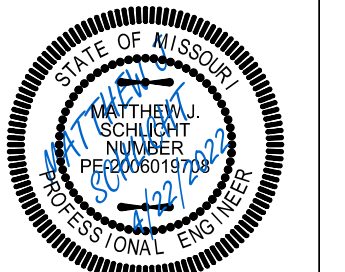


Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

950 NE POLLARD STREET
Lee's Summit, Jackson County, Missouri

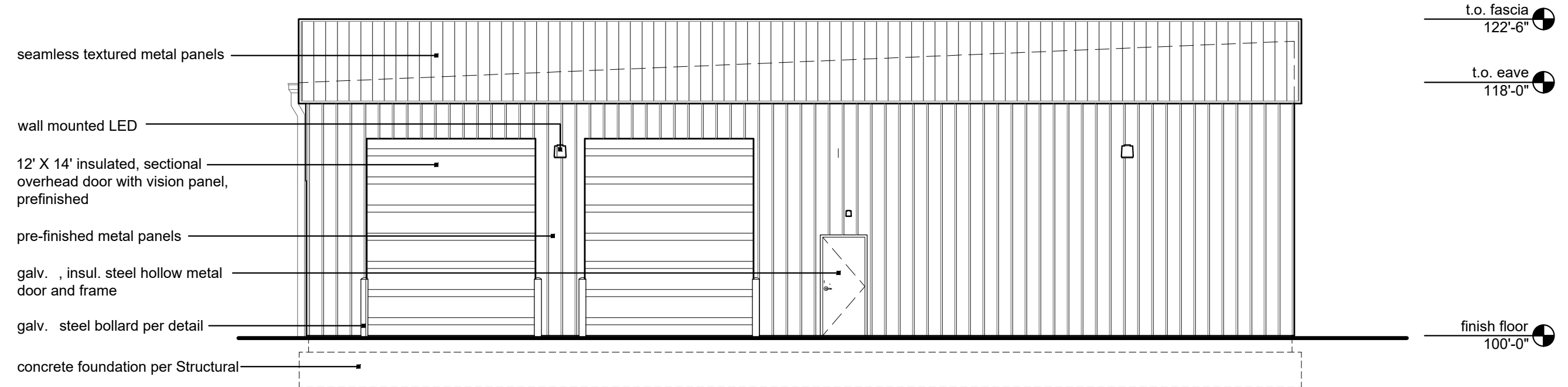
Project: POLLARD STREET
Issue Date: April 23, 2022

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

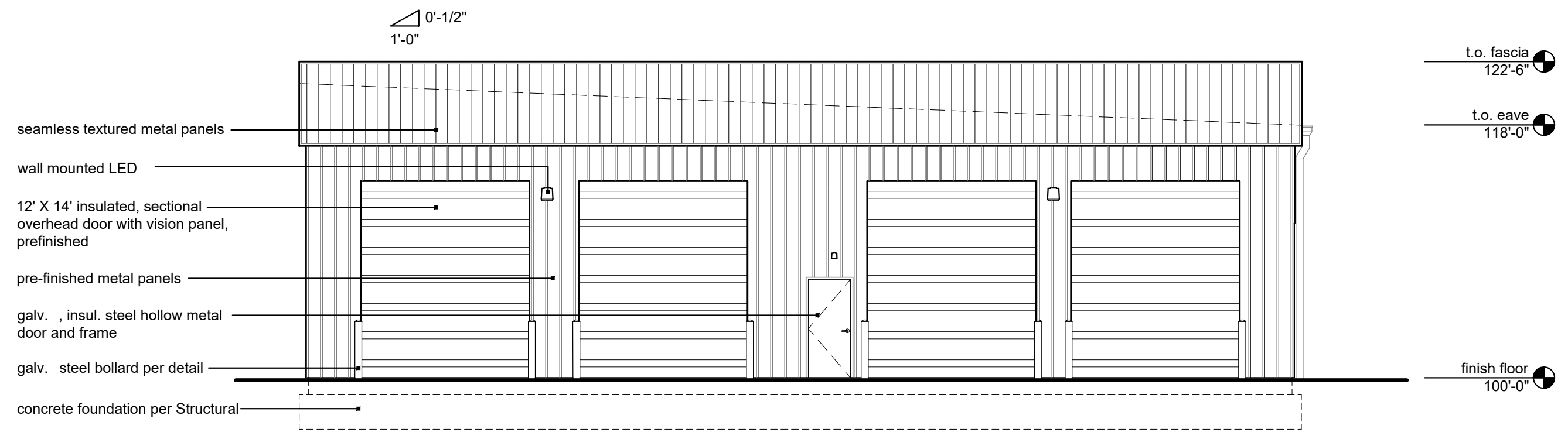


Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

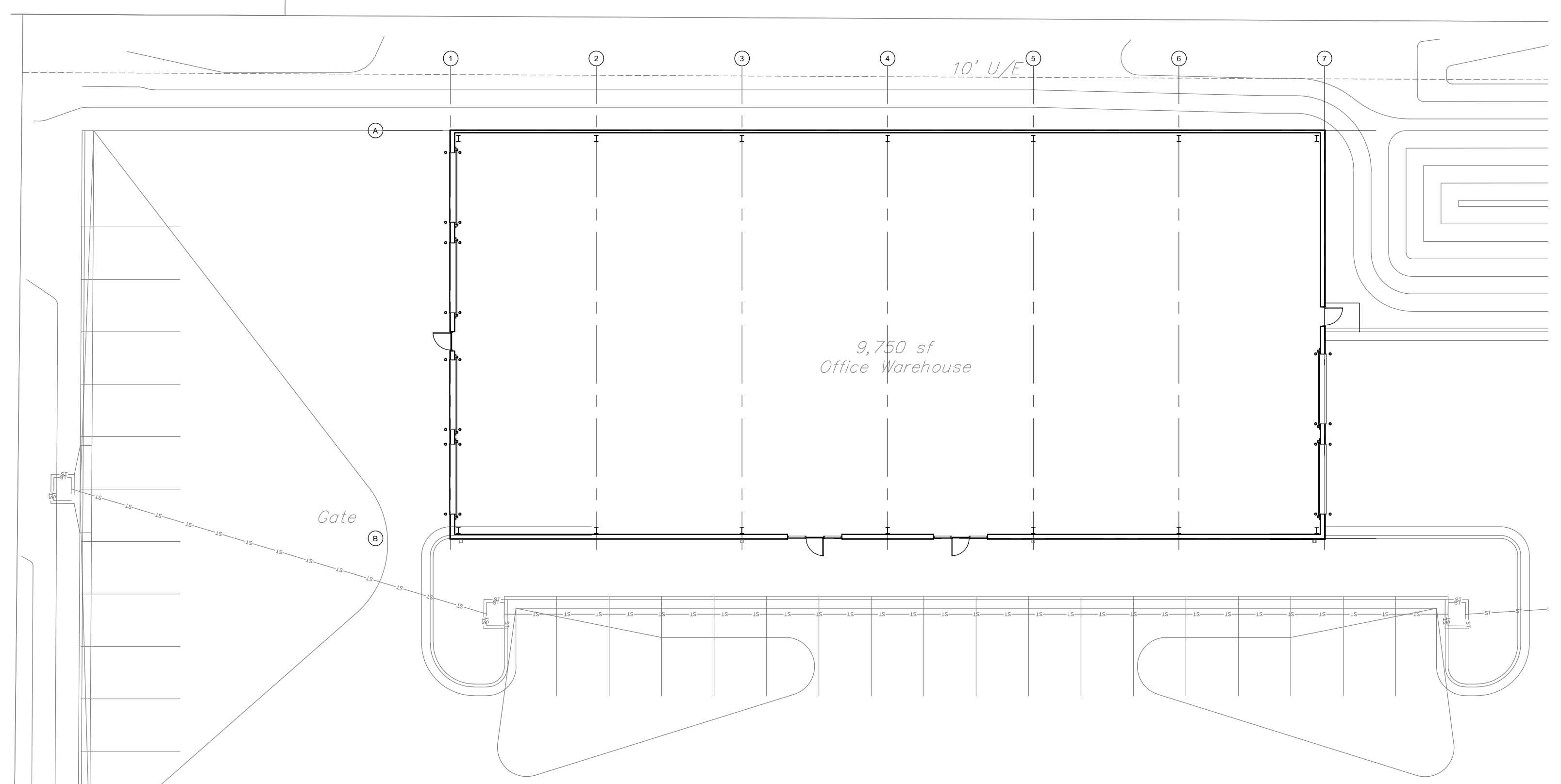
REVISIONS
REV. 5/23/2022



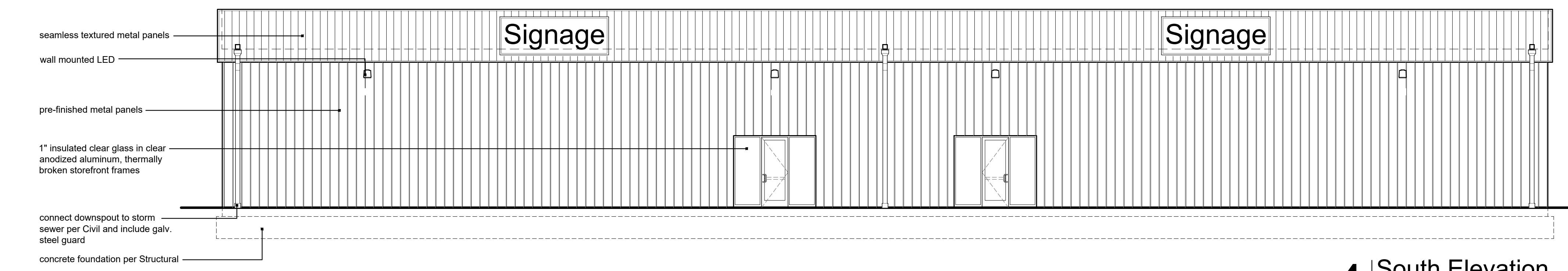
2 East Elevation
scale: 1/16" = 1'-0"



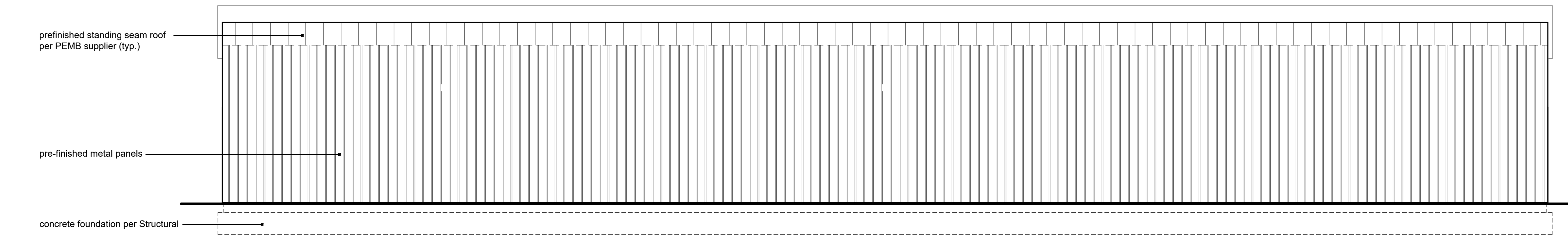
3 West Elevation
scale: 1/16" = 1'-0"



1 Key Plan
scale: 1/16" = 1'-0"



4 South Elevation
scale: 1/8" = 1'-0"



5 North Elevation
scale: 1/8" = 1'-0"

secondary facade - east

| material | area | % area |
|--------------------------------|-----------------|--------------|
| clear glass in alum. frame | 0 sf | 0 % |
| overhead metal doors | 360 sf | 25 % |
| metal doors | 24 sf | 2 % |
| seamless textured metal panels | 428 sf | 30 % |
| prefinished metal panel | 654 sf | 43 % |
| total wall area: | 1,446 sf | 100 % |

secondary facade - west

| material | area | % area |
|--------------------------------|-----------------|--------------|
| clear glass in alum. frame | 0 sf | 0 % |
| overhead metal doors | 690 sf | 47 % |
| metal doors | 24 sf | 2 % |
| seamless textured metal panels | 428 sf | 30 % |
| prefinished metal panel | 315 sf | 21 % |
| total wall area: | 1,446 sf | 100 % |

secondary facade - south

| material | area | % area |
|--------------------------------|-----------------|--------------|
| clear glass in alum. frame | 248 sf | 8 % |
| overhead metal doors | 0 sf | 0 % |
| metal doors | 0 sf | 0 % |
| seamless textured metal panels | 900 sf | 29 % |
| prefinished metal panel | 1,932 sf | 63 % |
| total wall area: | 3,088 sf | 100 % |

secondary facade - north

| material | area | % area |
|--------------------------------|-----------------|--------------|
| clear glass in alum. frame | 0 sf | 0 % |
| overhead metal doors | 0 sf | 0 % |
| metal doors | 0 sf | 0 % |
| seamless textured metal panels | 0 sf | 0 % |
| prefinished metal panel | 2,385 sf | 100 % |
| total wall area: | 2,385 sf | 100 % |

- exterior materials and finishes:**
- exterior paint:
 - P-1 "Studio Taut Tan"
 - P-2 "Creamy Tan"
 - glass:
 - GL-1 1" insulated clear glass with low-E coating and argon fill
 - *use SOLARBAN 60 as basis
 - flashing, coping, gutters and downspouts:
 - F-1 prefinished 24 ga. paint: P-1
 - EIFS
 - E-1 medium texture finish, paint color: P-2
 - prefinished metal panel:
 - MR-1 prefinished, color: "Creamy Tan"
 - metal roof panels:
 - MR-1 prefinished standing seam metal, color: Charcoal
 - hollow metal doors and frames:
 - P-1
 - overhead doors:
 - insulated metal, color: White (prefinished)
 - Stucco embossed with micro groove

an expansion for
Atcheson Lawn and Landscape
1725 NE Rise Road
Lee's Summit, MO 64086

date 04.22.2022
drawn by DAE
checked by DAE
revisions

sheet number
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