

BOWLING SCHORK + ASSOC. DESIGN CO. LLC. P.O. BOX 3227 BENTONVILLE, AR 72712

479-250-9364 WWW.BSA-DESIGNCO.COM

Structural Consultants, Inc Structural and Civil Consultants 1741 McGee Street

Kansas City, Missouri 64108 816.421.8282, Fax 816.421.8338 STIPULATION FOR REUSE A SPECIFIC SITE AT :

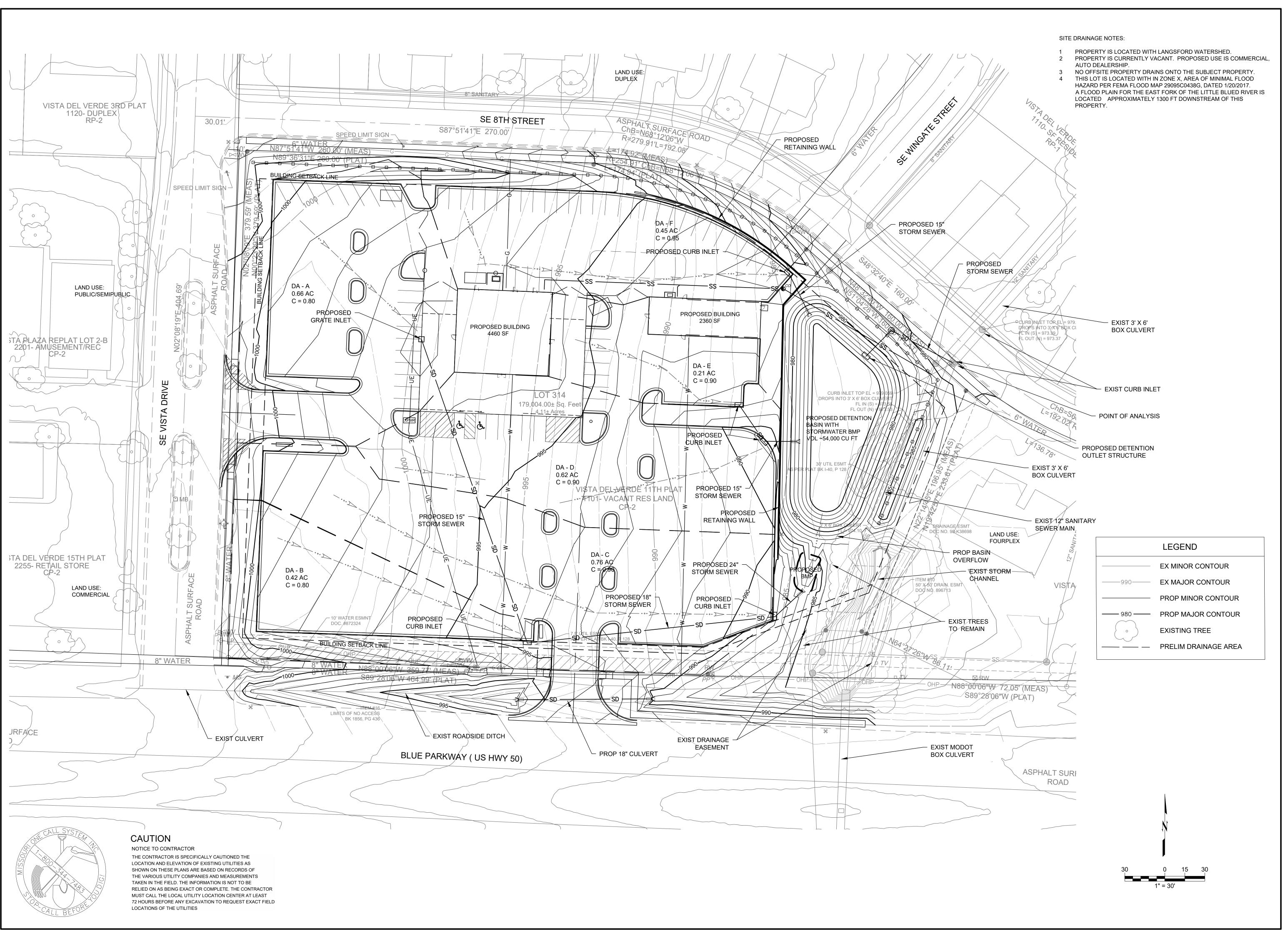
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LEE'S SUMMIT MISSOURI

ISSUE BLOCK 7/12/21 City Review 8/25/21 PC Comment

CHECKED BY: DRAWN BY: DOCUMENT DATE: 6/11/21 ISSUE: PRELIM DEV/ SUP PLAN

PRELIMINARY DEVELOPMENT PLAN



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TO THE LAW

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LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILI
1150 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063

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ISSUE BLOCK

7/12/21 City Review

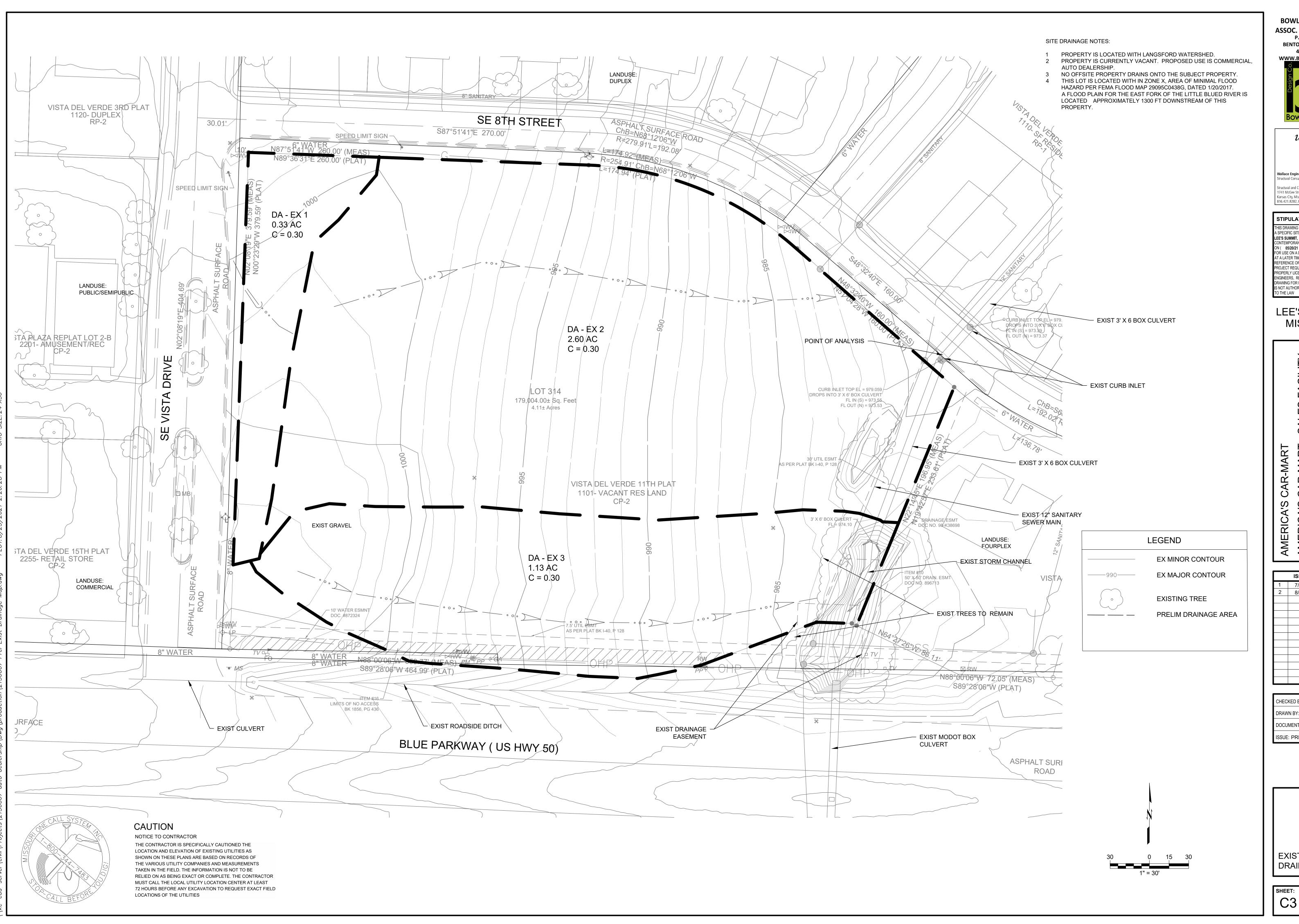
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PRELIMINARY DRAINAGE PLAN



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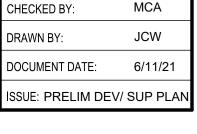
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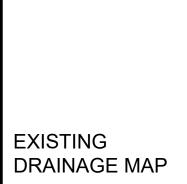
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1	7/12/21	City Review
2	8/25/21	PC Comments
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LANDSCAPE GRADING & TOPSOIL

- TOPSOIL: REUSE FROM STOCKPILE AND PROVIDE NEW TOPSOIL AS NEEDED.
- 2. IMPORTED TOPSOIL: FRIABLE LOAM, TYPICAL OF CULTIVATED TOPSOILS LOCALLY; FREE OF SUBSOIL, ROOTS, GRASS, EXCESSIVE AMOUNT OF WEEDS, STONE, AND FOREIGN MATTER: ACIDITY RANGE (PH) OF 6.0 TO 7.0; CONTAINING A MINIMUM OF 2 PERCENT AND A MAXIMUM OF 5 PERCENT ORGANIC MATTER. TOPSOIL SHALL NOT BE DELIVERED OR USED FOR PLANTING WHILE IN A FROZEN OR MUDDY CONDITION, TOPSOIL SHALL CONFORM TO THE FOLLOWING GRAIN SIZE DISTRIBUTION FOR MATERIAL PASSING THE #10 SIEVE:

		PERCENT PASSING	
.S.	SIEVE SIZE NUMBER	MINIMUM	MAXIM
	10	100	
	18	85	100
	35	70	95
	60	50	85
	140	36	63
	270	32	52
	0.002MM	3	8

SAND: SAND USED FOR DRAINAGE AS SHOWN ON DRAWINGS SHALL BE COARSE SAND AND GRAVEL CONSISTING OF CLEAN, INERT, ROUNDED GRAINS OF QUARTZ OR OTHER DURABLE ROCK AND FREE FROM LOAM OR CLAY, SURFACE COATINGS, MICA, OTHER DELETERIOUS MATERIALS WITH THE FOLLOWING GRADATION AS DETERMINED BY COMBINED HYDROMETER AND WET SIEVING IN COMPLIANCE WITH ASTM D422 AFTER DESTRUCTION OF ORGANIC MATTER BY IGNITION

PERCENT PASSING BY WEIGHT	
2.102.11.17.00.110 2.1 112.01.11	

U.S.	SIEVE SIZE NUMBER	MINIMUM	MAXIMUM
	1 INCH	100	
	1/2 INCH	50	85
	#4	40	75
	#50	8	28
	#200	0	5

- 4. COURSE SAND: SHALL HAVE A HYDRAULIC CONDUCTIVITY OF NO LESS THAN 10 INCHES PER HOUR ACCORDING TO TEST PROCEDURE ASTM D5856-95 (2000) WHEN COMPACTED TO A MINIMUM OF 90 PERCENT STANDARD PROCTOR ASTM D698. TEST SHALL BE BY COMBINED HYDROMETER AND WET SIEVING IN COMPLIANCE WITH ASTM D422 AFTER DESTRUCTION OF ORGANIC MATTER BY IGNITION.
- SUBMIT SOURCE AND ANALYSIS OF TOPSOIL FOR BACKFILL. TEST TO BE PERFORMED BY ACCREDITED SOILS LABORATORY. SUBMITS SOILS TEST AND RECOMMENDATIONS FOR AMENDMENTS INCLUDING ADJUSTING SOIL pH TO A VALUE BETWEEN 6.0 AND 7.0.
- ELIMINATE UNEVEN AREAS AND LOW SPOTS. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1 INCH IN SIZE. REMOVE SUB-GRADE CONTAMINATED WITH PETROLEUM PRODUCTS.
- SCARIFY SUB-GRADE TO DEPTH OF 6 INCHES WHERE TOPSOIL IS SCHEDULED. REMOVE DEBRIS THAT IS BROUGHT TO THE SURFACE IN EXCESS OF 1 INCH IN SIZE.
- REVIEW SUB-GRADE SCARIFICATION WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING PLACEMENT OF TOPSOIL
- USE TOPSOIL IN RELATIVELY DRY STATE. PLACE DURING DRY WEATHER.
- 10. FINE GRADE TOPSOIL OR PLANTING MIX ELIMINATING ROUGH OR LOW AREAS. MAINTAIN LEVELS, PROFILES, AND CONTOURS OF
- 11. REMOVE STONE, ROOTS, GRASS, WEEDS, DEBRIS, AND FOREIGN MATERIAL WHILE SPREADING.
- 12. MANUALLY SPREAD TOPSOIL OR PLANTING MIX AROUND TREES, PLANTS, AND STRUCTURES, TO PREVENT DAMAGE.
- 13. LIGHTLY COMPACT PLACED TOPSOIL.
- 14. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
- 15. LEAVE STOCKPILE AREA AND SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.
- 16. TOP OF TOPSOIL OR PLANTING MIX TOLERANCES: PLUS OR MINUS 1/2 INCH.
- 17. DRAINAGE TOPSOIL SHALL CONSIST OF A BLEND OF 2 PARTS BY VOLUME COURSE SAND TO 1 PARTS COMPOST TO 1 PART VOLUME
- BASE LOAM, TO CREATE A UNIFORM BLEND WHICH MEETS THE REQUIREMENTS FOR MATERIAL PASSING THE #10 SIEVE. REFER CIVIL DRAWINGS FOR LIMITS OF DRAINAGE TOPSOIL
- 18. REQUIRED TOPSOIL DEPTH FOR LANDSCAPE AREAS:
 - A. LAWN AREAS: 6 INCHES MINIMUM TOPSOIL.
 - B. PLANTING BEDS (SHRUBS, GROUNDCOVER, ETC.): 12 INCHES MINIMUM TOPSOIL.
 - C. SPECIAL DRAINAGE AREA

SODDING

- 1. SOD: CULTIVATED GRASS SOD; WITH STRONG FIBROUS ROOT SYSTEM, FREE OF STONES, BURNED OR BARE SPOTS, AND WEEDS.
- 2. VERIFY THAT PREPARED SOIL BASE IS READY TO RECEIVE THE WORK OF THIS SECTION.
- 3. SUBMIT GRASS SPECIES AND LOCATION OF SOD SOURCE FOR APPROVAL
- 4. DELIVER SOD ON PALLETS. PROTECT EXPOSED ROOTS FROM DEHYDRATION.
- 5. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- 6. COORDINATE THE WORK OF THIS SECTION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM AND PLANT MATERIAL AS APPLICABLE
- 7. MAINTAIN SODDED AREAS IMMEDIATELY AFTER PLACEMENT UNTIL GRASS IS WELL ESTABLISHED, HAS ACHIEVED COMPLETE COVERAGE, AND EXHIBITS A VIGOROUS GROWING CONDITION OR UNTIL DATE OF SUBSTANTIAL COMPLETION WHICHEVER IS LONGER. MAINTENANCE PERIOD SHALL INCLUDE MINIMUM OF TWO MOWINGS.
- 8. FINISH GRADE AREAS TO BE SODDED SO THAT THE SURFACE IS SMOOTH AND IS APPROXIMATELY 1 INCH BELOW ADJOINING SIDEWALKS AND
- 9. REMOVE ALL WEEDS AND GRASSES FROM AREAS TO BE SODDED.
- 10. PLANTING SURFACE SHALL BE MADE FRIABLE BY APPROVED METHOD OF SCARIFICATION. PREPARED SURFACE SHALL BE FLOATED SMOOTH AND FREE OF BUMPS AND DEPRESSIONS. REMOVE STONES AND FOREIGN MATTER OVER 2 INCHES IN DIAMETER FROM TOP 2 INCHES OF SOD BED. PLANT IMMEDIATELY THEREAFTER, PROVIDED THE BED HAS REMAINED IN A FRIABLE CONDITION AND HAS NOT BECOME MUDDY OR
- HARD. IF IT HAS BECOME HARD, TILL TO A FRIABLE CONDITION AGAIN. 11. APPLY FERTILIZER NO MORE THAN 48 HOURS BEFORE LAYING SOD.
- 12. LIGHTLY WATER TO AID THE DISSIPATION OF FERTILIZER
- 13. PRIOR TO LAYING SOD, INCORPORATE SOIL AMENDMENTS SUCH AS LIME AND SULPHUR AT RATES RECOMMENDED BY SOILS TESTS TO A 4
- 14. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. 15. LAY SOD IMMEDIATELY ON DELIVERY TO SITE WITHIN 24 HOURS AFTER HARVESTING TO PREVENT DETERIORATION.
- 16. LAY SOD TIGHT WITH NO OPEN JOINTS VISIBLE AND NO OVERLAPPING; STAGGER END JOINTS 12 INCHES MINIMUM. DO NOT STRETCH OR OVERLAP SOD PIECES.
- 17. FINISHED SODDING TO BE SMOOTH AND FREE OF BUMPS AND DEPRESSION. SURFACE TO BE FLUSH WITH ADJOINING GRASS AREAS IF ANY. PLACE TOP ELEVATION OF SOD APPROXIMATELY 1/2 INCH BELOW ADJOINING EDGING, PAVING AND CURBS. GRADE PLANTING SURFACE AS NECESSARY TO ACCOMPLISH ABOVE.
- 18. ON SLOPES 4 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT MAXIMUM 2 FEET ON CENTER. DRIVE PEGS FLUSH WITH SOIL PORTION OF SOD.
- 19. WATER SODDED AREAS DEEPLY IMMEDIATELY AFTER INSTALLATION.
- 20. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY, ROLL SODDED AREAS TO INSURE GOOD BOND BETWEEN SOD AND SOIL AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
- 21. SODDED AREAS TO BE VIGOROUSLY GROWING AT TIME OF FINAL ACCEPTANCE OR IF INSTALLATION OCCURS DURING DORMANCY WARRANTY TO EXTEND THROUGH FIRST MONTH OF FOLLOWING GROWING SEASON. AT CONCLUSION OF INITIAL WARRANTY PERIOD REPLACE DEAD OR
- 22. MOW GRASS AT REGULAR INTERVALS TO MAINTAIN AT A MAXIMUM HEIGHT OF 2-1/2". DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY
- 23. NEATLY TRIM EDGES AND HAND CLIP WHERE NECESSARY
- 24. IMMEDIATELY REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
- 25. WATER SUFFICIENTLY TO INSURE ESTABLISHMENT AND MAINTAIN VIGOROUS APPEARANCE.
- 26. ROLL AND/OR TOPDRESS SURFACE AS NEEDED TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES.
- 27. CONTROL GROWTH OF WEEDS. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM IMPROPER USE OF HERBICIDES.
- 28. IMMEDIATELY REPLACE SOD IN AREAS WHICH SHOW DETERIORATION OR BARE SPOTS. ANY AREAS THAT HAVE HAD TOPSOIL WASHED AWAY SHALL BE FILLED TO MATCH SPECIFIED GRADE WITH TOPSOIL BEFORE RESODDING.
- 29. PROTECT SODDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD. 30. APPLY APPROVED FERTILIZER AT RATE TO PROVIDE 1-1/2 POUNDS OF ACTUAL NITROGEN PER 1000 SQUARE FEET EVERY 25 DAYS DURING
- 31. FOR THE PURPOSE OF ESTABLISHING AN ACCEPTABLE STANDARD, NO BARE AREAS WILL BE PERMITTED.

- 1. WORK REQUIRED IN THIS SECTION TO BE PERFORMED BY EXPERIENCED PERSONNEL UNDER DIRECTION OF A SKILLED FOREMAN.
- 2. CONTRACTOR SHALL LOCATE ALL MATERIALS AND BE RESPONSIBLE FOR CONFORMANCE WITH REQUIREMENTS OF THIS SECTION. ALL PLANTS NOT MEETING REQUIREMENTS TO BE REJECTED.
- 3. ALL TREES TO BE REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING
 - A. TREES WILL BE REVIEWED AT LOCAL GROWING OR NURSERY BY OWNER'S REPRESENTATIVE AND APPROVED BEFORE DELIVERING TO THE SITE. CONTRACTOR SHALL SCHEDULE REVIEW OF PLANT MATERIAL IN SUCH A MANNER THAT NO SINGLE REVIEW PERIOD WILL EXCEED ONE WORKING DAY WITH A MAXIMUM OF TWO REVIEW PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PARTIES PRIOR TO SCHEDULING.
- 4. ALL PLANT MATERIAL SHALL BE TRUE TO NAME, IN GOOD HEALTH, FREE OF DISEASE AND INSECTS, EXCELLENT IN FORM AND IN
- CONFORMANCE WITH ANSI Z60. SPECIES AND SIZE IDENTIFIED ON PLANT LIST. ALL PLANTER MATERIALS TO BE NURSERY GROWN. 5. B&B PLANTS TO BE MOVED WITH SOLID BALLS WRAPPED IN BURLAP. PLANTS TO BE LIFTED ONLY BY BALL OR CONTAINER
- 6. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS NOT IMMEDIATELY INSTALLED MOIST AND PROTECT FROM FREEZING BY COVERING BALL OR CONTAINER WITH MULCH. ANY PLANTS NOT PLANTED WITHIN 2 DAYS OF DELIVERY ARE TO BE HEELED-IN IN A VERTICAL POSITION, ROOT BALLS FULLY ENCOMPASSED BY MULCH AND A TEMPORARY WATERING SYSTEM INSTALLED.
- 7. WARRANT ALL PLANTS TO BE LIVING, HEALTHY SPECIMENS FOR A PERIOD OF ONE YEAR COMMENCING UPON DATE OF SUBSTANTIAL COMPLETION. WARRANTY PERIOD SHALL TERMINATE ONLY IF PLANTS HAVE BEEN IN FULL LEAF FOR 30 DAYS AT END OF WARRANTY PERIOD TERMINATION OF WARRANTY PERIOD SHALL BE EXTENDED AS NECESSARY TO COMPLY. ALL MATERIALS TO BE IN VIGOROUS CONDITION AT END OF WARRANTY PERIOD.
- 8. IMMEDIATELY REMOVE DEAD PLANTS AND PLANTS NOT IN A VIGOROUS CONDITION AND REPLACE AS SOON AS WEATHER CONDITIONS PERMIT EACH REPLACEMENT SHALL BE COVERED WITH ONE YEAR WARRANTY COMMENCING AT TIME OF PLANTING. REPLACEMENTS TO MATCH ADJACENT PLANTS OF THE SAME SPECIES IN SIZE AND FORM.
- 9. CONTRACTOR TO BEGIN MAINTENANCE OF PLANT MATERIAL IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL 60 DAYS PAST DATE OF SUBSTANTIAL COMPLETION.
- 10. MAINTENANCE SHALL INCLUDE MEASURES NECESSARY TO ESTABLISH AND MAINTAIN PLANTS IN A VIGOROUS AND HEALTHY GROWING CONDITION. INCLUDE THE FOLLOWING:
 - A. CULTIVATION AND WEEDING OF PLANT BEDS AND TREE PITS. WHEN HERBICIDES ARE USED FOR WEED CONTROL, APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM USE OF HERBICIDES.
 - B. WATERING SUFFICIENT TO MAINTAIN OPTIMUM MOISTURE LEVEL.
- C. PRUNING. INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNE WOUNDS.
- D. DISEASE AND INSECT CONTROL.
- E. MAINTAINING PLANTS IN AN UPRIGHT, PLUMB POSITION, AND REPAIR OF SETTLING.
- F. MAINTENANCE OF WRAPPINGS, GUYS, TURNBUCKLES AND STAKES. ADJUST TURNBUCKLES OR OTHERWISE KEEP
- G. GUY WIRES TIGHT. REPAIR OR REPLACE ACCESSORIES WHEN REQUIRED. 10. MULCH: PINE BARK MULCH. CONTRACTOR TO SUBMIT TYPE AND SOURCE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- 11. FERTILIZER: OSMOCOTE SLOW RELEASE 18-6-12 12. SOIL ACIDIFIER: EQUAL TO TIGER 90 CR ORGANIC SULPHUR 0-0-0-90
- 13. COMPOST: BACK TO EARTH COMPOSTED COTTON BURRS AS SUPPLIED BY SOIL MENDER PRODUCTS, LP www.soilmender.com
- 14. METAL EDGING: 3/16 INCH X 4 INCH STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY COL-MET, 3333 MILLER PARK SOUTH, GARLAND, TEXAS 75042, PHONE 972/494-3900, WWW.COLMET.COM, EDGING TO BE SET VERTICAL WITH TOP EDGE 1 INCH ABOVE FINISHED GRADE.
- 15. WRAPPING MATERIALS: HEAVY PAPER MANUFACTURED FOR TREE WRAPPING PURPOSE.
- 16. GREEN METAL FENCE POSTS (3 PER TREE) 8 FOOT HEIGHT.
- 17. HARDWARE (CABLES, WIRE, EYE BOLTS, AND TURNBUCKLES): NONCORROSIVE; OF SUFFICIENT STRENGTH TO WITHSTAND WIND PRESSURE. 18. TIE STRAPS: SOFT POLYPROPYLENE MATERIAL EQUAL TO ARBORTIE, BY DEEP ROOT PARTNERS, L.P., 31 LANGSTON ST., SUITE 4, SAN

FRANCISCO, CA, 94103, 1-800-277-7668.

- 19. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. BERMUDA GRASS, IF PRESENT, TO BE EXTERMINATED BY APPROVED MEANS OR ALL SOIL REMOVED TO 6 INCH DEPTH AND REPLACED WITH TOPSOIL FREE OF BERMUDA GRASS.
- 20. STAKE TREE LOCATIONS AND PLACE SHRUBS, VINES, AND GROUND COVERS FOR REVIEW AND FINAL ORIENTATION BY OWNER'S
- REPRESENTATIVE PRIOR TO INSTALLATION. 21. OUTLINE BED EDGES FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- 22. EXCAVATE FOR PLANT MATERIALS. TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM. SLOPE CUT EDGE TO 6" DEPTH AND BOTTOM OF PIT TO DEPTH REQUIRED TO ACCOMMODATE TREE ROOTBALL. SHRUB PITS SHALL BE 12 INCHES GREATER
- GREATER THAN 2" IN DIA. REMOVE ALL SUBSOIL, ROCK, AND DEBRIS FROM SITE 23. SET TREES WITH TOP OF ROOT BALL 3 INCHES ABOVE SURROUNDING GRADE, AND OTHER PLANT MATERIALS 1 INCHES ABOVE SURROUNDING
- GRADE, AFTER SETTLEMENT.

IN DIAMETER THAN ROOT BALL. TOPSOIL FROM EXCAVATION MAY BE RETAINED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCK AND CLODS

- 24. REMOVE CONTAINERS FROM CONTAINER-GROWN STOCK. SET PLANTS IN CENTER OF PITS AND BACKFILL WITH TOPSOIL IN 6 INCH LAYERS. PULL AWAY ROPES, WIRES, ETC. FROM THE TOP OF THE BALL.
- 25. REMOVE ANY SOIL FROM THE TOP OF THE ROOTBALL, TO THE LEVEL OF THE ROOT FLARE.
- 26. THOROUGHLY WATER SOIL WHEN THE HOLE IS HALF FULL, AND AGAIN WHEN FULL.
- 27. APPLY 1/2 POUND FERTILIZER EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
- 28. AFTER PLANTING TREES, FORM A 3' DIAMETER RIDGE OF TOPSOIL AROUND EDGE OF EXCAVATION TO RETAIN WATER.

- 1. IRRIGATION SYSTEM TO BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM CONSISTING OF PVC PLASTIC PIPE AND FITTINGS, WITH FIXED SPRAY AND VARIABLE ARC ROTARY POP-UP HEADS IN A MULTI-STATION ELECTRIC CONTROL SYSTEM, PROGRAMMED AS APPROVED BY OWNER'S REPRESENTATIVE.
- 2. SUBMIT THE IRRIGATION DESIGN FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE NO LESS THAN TWO WEEKS PRIOR TO COMMENCING INSTALLATION OPERATIONS. THE DESIGN SHALL INCLUDE THE PIPING LAYOUT, LOCATION AND COVERAGE OF SPRINKLER HEADS, NOZZLE SIZES AND TYPES, PLANT AND LANDSCAPING FEATURES, SITE STRUCTURES, LIST OF FITTINGS TO BE USED, AND CONTROL SYSTEM AND WIRING DIAGRAMS AND DATA; AND SHALL NOTE WATER PRESSURE AT THE PROJECT SITE.
- 3. UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (REPRODUCIBLES) OF COMPLETED FACILITIES AS INSTALLED. DRAWINGS SHALL BE PROVIDED TO ARCHITECT IN A) ELECTRONIC FORM (AUTOCAD 2010 FORMAT) B) THREE (3) COPIES OF THE AS-BUILT DRAWING IN BLUELINE OR PHOTOCOPY FORM. AS-BUILT DRAWING SHALL SHOW THE MEASURED DISTANCE FROM EASILY IDENTIFIED, FIXED LOCATIONS TO ISOLATION VALVES, ELECTRIC CONTROL VALVES, MANUAL DRAIN VALVES AND WIRE SPLICES. TWO DIMENSIONS FROM FIXED POINTS PER LOCATION ARE REQUIRED
- . UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE THREE (3) BINDERS CONTAINING MANUFACTURER'S INSTALLATION, OPERATION AND MAINTENANCE INSTRUCTIONS AS WELL AS A PARTS BREAKDOWN AND CATALOG FOR EACH PIECE OF EQUIPMENT INSTALLED ON THE PROJECT. AS A MINIMUM THE BINDERS SHALL INCLUDE INFORMATION FOR THE IRRIGATION CONTROLLER, BOOSTER PUMP, BACKFLOW PREVENTER, PRESSURE REGULATORS, ISOLATION VALVES, ELECTRIC CONTROL VALVES, DRAIN VALVES, AIR RELIEF VALVES, ALL SPRAY AND ROTARY SPRINKLER HEADS, RAIN AND FREEZE AND MOISTURE SENSORS.
- IRRIGATION CONTRACTOR TO PROVIDE A RECOMMENDED SCHEDULE FOR RUN TIMES AND FREQUENCY OF WATERING FOR THE FIRST TWO WEEKS, THE FIRST TWO MONTHS, AND THE FIRST TWELVE MONTHS (INCLUDING ALL SEASONAL CHANGE REQUIREMENTS) AFTER COMPLETION OF ENTIRE SYSTEM.
- 6. CONTRACTOR TO INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF ENTIRE SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS
- 7. CONTRACTOR TO INSPECT IRRIGATION SYSTEM AT TWO AND FOUR WEEKS AFTER DATE OF SUBSTANTIAL COMPLETION AND MAKE NECESSARY
- 8. ENTIRE IRRIGATION SYSTEM TO BE UNCONDITIONALLY GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP, INCLUDING REPAIR OF SETTLING OF BACKFILLED AREAS BELOW GRADE AND ADJUSTING HEADS TO PROPER LEVEL FOR A PERIOD OF ONE YEAR FROM DATE OF
- 9. ALL MINOR ADJUSTMENTS, ANY DEFECTIVE ELECTRICAL CONTROL VALVES, SPRINKLER HEADS OR OTHER WORKING PARTS SHALL BE
- REPAIRED OR REPLACED WITHOUT COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. 10. ALL DAMAGE BY OTHERS DURING THE ONE-YEAR GUARANTEE PERIOD WILL BE OWNER'S RESPONSIBILITY.
- 11. ALL MATERIALS TO BE INCORPORATED IN THIS SECTION BE NEW AND OF THE BEST QUALITY MEETING.
- 12. ACCEPTABLE MANUFACTURERS:
- A. WEATHER-MATIC B. RAINBIRD
- C. HUNTER
- D. TORO
- 13. MAINLINE PIPING: SIZE AS INDICATED ON PLANS AT 18" MINIMUM DEPTH
- 14. LATERAL PIPING: ALL LATERAL PIPES. DOWNSTREAM OF THE CONTROL VALVES. SHALL BE HAVE SOLVENT WELD JOINTS AND SHALL MEET THE LATEST REQUIREMENTS OF ASTM D 2241 STANDARD SPECIFICATION FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE WITH STANDARD DIMENSION RATIO (SDR) OF 21 AND A PRESSURE RATING (PR) OF 200 PSI, LATERAL PIPING TO BE INSTALLED AT 12" MINIMUM DEPTH.
- 15. ALL PIPING TO HAVE MAXIMUM VELOCITIES OF FIVE FEET PER SECOND.
- 16. VALVE BOXES FOR AUTOMATIC CONTROL VALVES TO BE EQUAL TO CARSON INDUSTRIES MODEL 1419-3 WITH 1419-6X EXTENSIONS.
- 17. SET VALVE BOX COVERS LEVEL AT FINISH GRADE. RECTANGULAR VALVE BOXES TO BE PLACED PARALLEL TO NEARBY CURBS AND WALKS OR OTHER IMPROVEMENTS. VALVES AND VALVE BOXES SHALL BE INSTALLED WHERE SHOWN OR DIRECTED, AND SHALL BE SET PLUMB. VALVE BOXES SHALL BE CENTERED ON THE VALVES. WHERE FEASIBLE, VALVES SHALL BE LOCATED OUTSIDE THE AREA OF NATURAL WALKWAYS OR PATHS AND SHALL BE PLACED IN GROUNDCOVER AREAS WHERE POSSIBLE. EARTH FILL SHALL BE CAREFULLY TAMPED AROUND EACH VALVE BOX. VALVE BOXES SHOULD BE SUPPORTED OR BLOCKED SUCH THAT ANY SURFACE LOADS ON THE VALVE BOXES WILL NOT BE TRANSMITTED BELOW TO THE PIPE OR VALVES. WASHED GRAVEL SUMPS SHALL BE PROVIDED BELOW ALL VALVE BOXES TO PERMIT DRAINAGE OF WATER
- AWAY FROM VALVES. MINIMUM DEPTH OF GRAVEL SUMP IS 8 INCHES. 18. ABOVE GRADE BACKFLOW PREVENTERS TO BE IN FIBERGLASS ENCLOSURE EQUAL TO "HOT BOX" MANUFACTURED BY NORTHEAST FLORIDA ENTERPRISES, INC. 1/800-736-0238. PLACE ON CONCRETE SLAB AND ANCHOR WITH 4 BOLTS. SIZE TO FIT BACKFLOW PREVENTER. PROVIDE ELECTRICAL CONNECTION FOR HEATER CABLE AS RECOMMENDED BY ENCLOSURE MANUFACTURER.
- 19. WIRE FOR COMMUNICATION BETWEEN THE CONTROLLER AND DECODERS SHALL BE 14-2 GAUGE MAXI-CABLE AS REQUIRED FOR THE DECODER
- 20. ENVIRONMENTAL SENSORS TO BE EQUAL TO RAINBIRD WR2 RAIN/FREEZE SENSOR. MOUNT SENSOR AT INCONSPICUOUS LOCATION APPROVED BY OWNER'S REPRESENTATIVE USING MANUFACTURER'S RECOMMENDATIONS
- 21. CONTRACTOR SHALL PROVIDE A BOOSTER PUMP TO INCREASE THE WATER PRESSURE WHERE NECESSARY TO PROVIDE DESIGNED PRESSURE. THE FINAL BOOSTER PUMP STATION DESIGN CRITERIA WILL DEPEND ON THE DESIGN REQUIREMENTS FOR PROJECT AS WELL AS THE STATIC WATER PRESSURE AT THE TIME OF PROJECT CONSTRUCTION. CONTRACTOR SHALL CONSULT WITH OWNER OR HIS REPRESENTATIVE BEFORE ORDERING THE BOOSTER PUMP.
- 22. INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW SECTIONS OF LATERAL PIPING (LINES DOWNSTREAM FROM VALVES) TO ENSURE COMPLETE DRAINAGE OF SYSTEM WHEN NOT IN USE. WRAP EACH VALVE WITH APPROVED FILTER FABRIC. MINIMUM OF TWO DRAINS PER ZONE.
- 23. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION INCLUDING ALL PRESSURE TESTS, CONTRACTOR SHALL CONDUCT A PERFORMANCE TEST OF THE COMPLETE SYSTEM TO INSURE THAT ALL COMPONENTS ARE FUNCTIONING PROPERLY. PERFORMANCE TEST SHALL CONSIST OF OPERATING THE SYSTEM THROUGH A COMPLETE IRRIGATION CYCLE PER DAY FOR TWO (2) CONSECUTIVE DAYS. CONTRACTOR SHALL BE AT THE SITE TO MONITOR THE PERFORMANCE TESTS AND MAKE ANY ADJUSTMENTS AND CORRECTIONS AS NEEDED DURING THE TESTING PERIOD.

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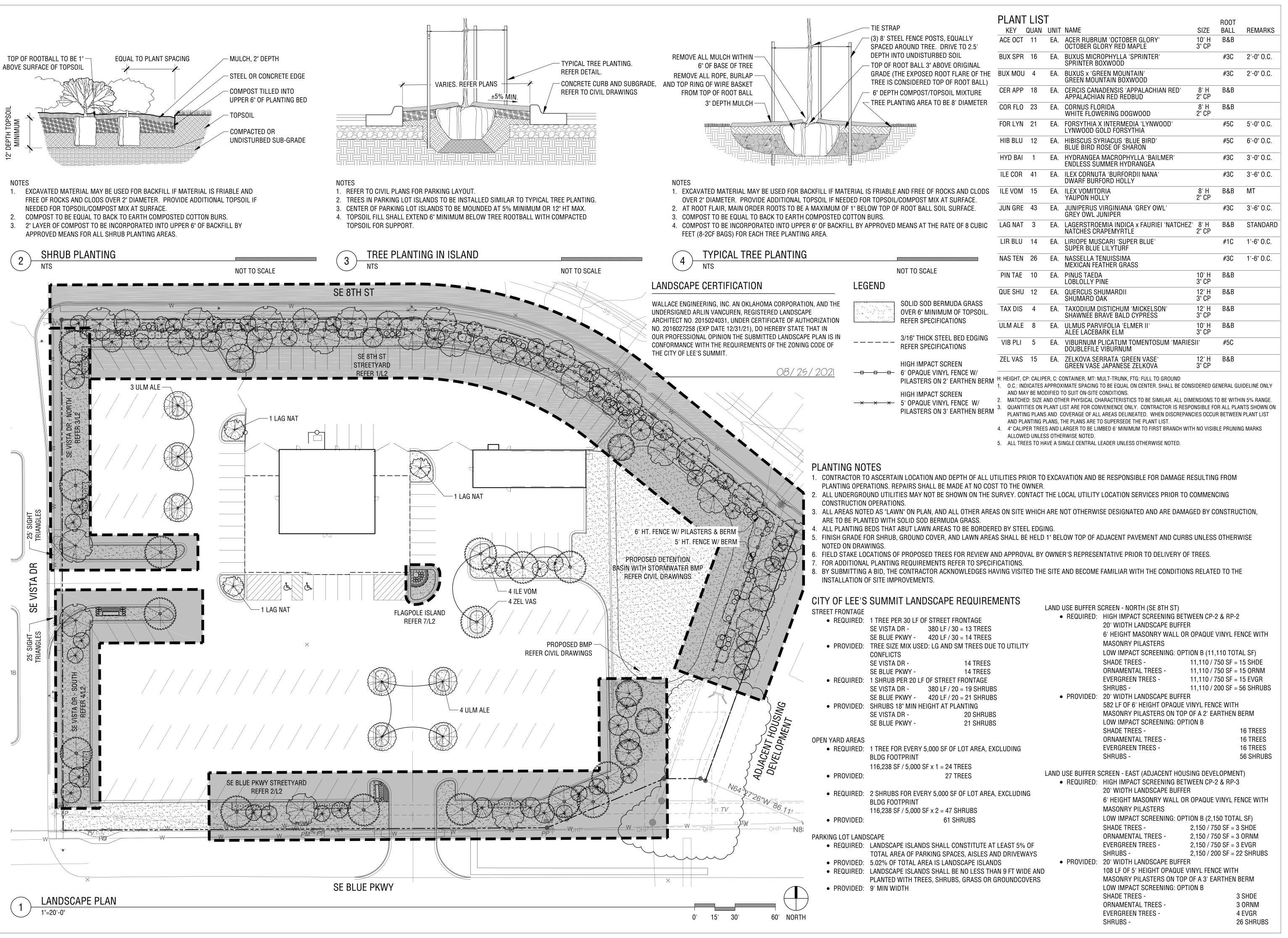
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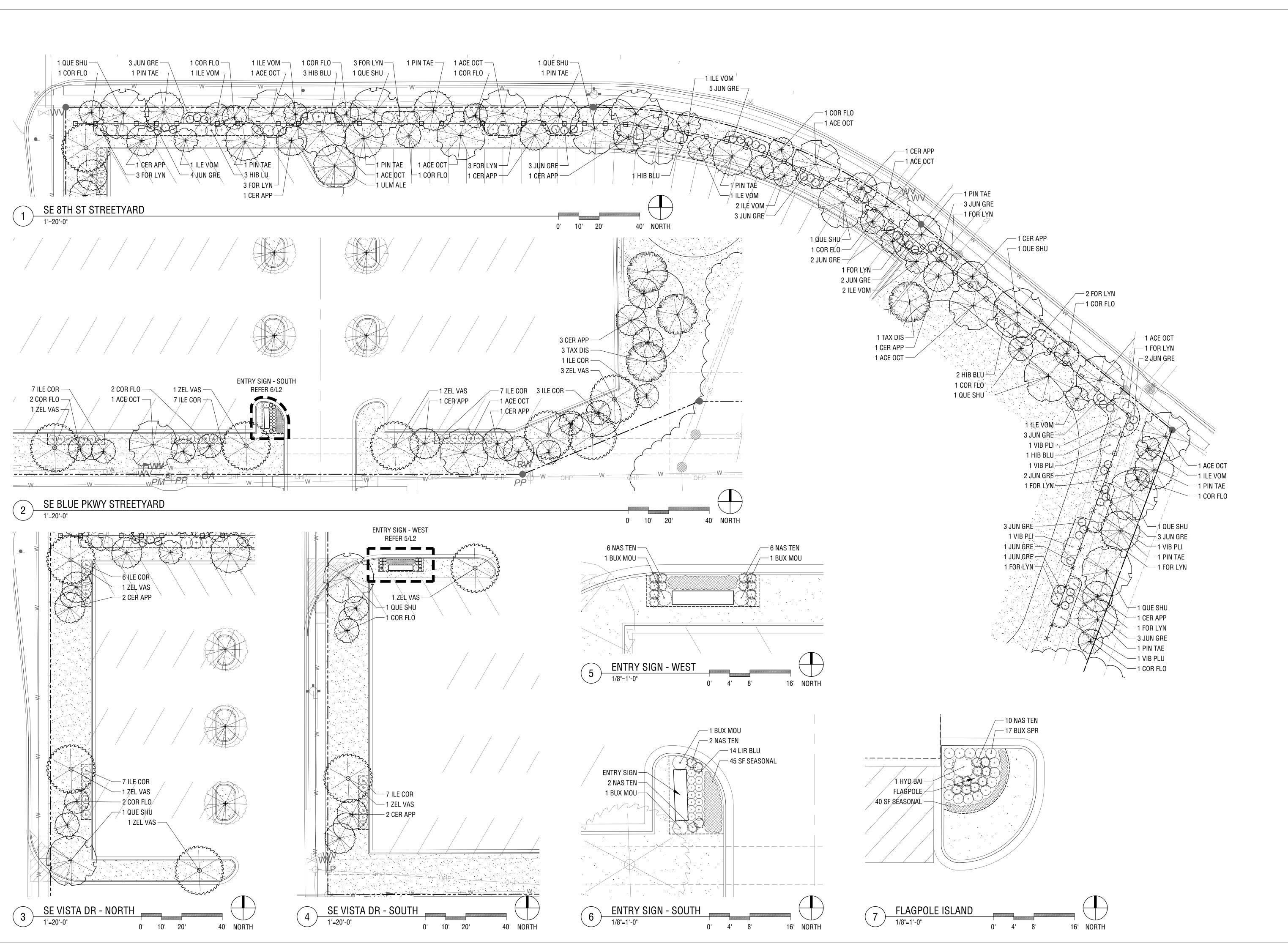
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PRELIMINARY LANDSCAPE PLAN



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PRELIMINARY LANDSCAPE ENLARGEMENTS

LEGEND IRRIGATION NOTES 1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM IRRIGATION OPERATIONS. 2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. LAWN AREA ROTARY/SPRAY SHRUB AREA SPRAY CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION. **IRRIGATION ZONES** IRRIGATION ZONES 4. IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF LEE'S SUMMIT CODES 5. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM LAWN AREAS, AND DRIP ZONES SHALL BE SEPARATE FROM SPRAY/ROTARY ZONES WILKINS 1 1/2" PRESSURE REDUCING MAINLINE PIPING 6. WORK TO INCLUDE DESIGN AND INSTALLATION OF AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING UNIFORM MOISTURE COVERAGE. ALL PIPES AND VALVES SHALL BE TRENCHED BELOW GRADE PER SPECIFICATIONS. TYPE BACKFLOW PREVENTER (2" SCH. 40 PVC) 7. IRRIGATION SYSTEM SHALL CONSIST OF AN ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM OF PVC PIPE AND FITTINGS. WITH FIXED AND POP-UP HEADS IN A MULTI-STATION SYSTEM. PROGRAMMED AS APPROVED BY THE OWNER'S REPRESENTATIVE. 8. CONTRACTOR TO FOLLOW DESIGN, SPECIFICATIONS, AND SPECIFIC MANUFACTURER'S RECOMMENDATIONS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION WALL MOUNTED RAIN / FREEZE SENSOR. SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. CONTRACTOR SHALL REFER SPECIFICATIONS & NOTES. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES RESPONSIBILITY OF ALL REQUIRED REVISIONS. 9. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ALL SLEEVES ON THE PROJECT WHETHER SHOWN ON THE DRAWINGS OR NOT. SLEEVES SHALL BE SIZED TWO (2) TIMES THE NOMINAL DIAMETER OF THE LARGEST PIPE PASSING INTERIOR WALL MOUNTED, RAINBIRD THROUGH THE SLEEVE. MINIMUM SLEEVE SIZE SHALL BE 2". SLEEVES SHALL BE INSTALLED AT A MINIMUM COVER DEPTH OF EIGHTEEN (18") FROM FINISHED GRADE. COORDINATE HORIZONTAL AND VERTICAL ELEVATIONS WITH UTILITIES "FSP-I XD" IRRIGATION CONTROLLER AND FOOTINGS. A SEPARATE MINIMUM 2" DIAMETER SLEEVE SHALL BE PROVIDED FOR THE CONTROL WIRES TO PASS THROUGH AT EACH CROSSING. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR - WILKINS 1 1/2" 975XL BACKFLOW ALL REQUIRED BORES UNDER ROADS, PATHS AND SIDEWALKS. PREVENTER. INDOOR INSTALLATION 10. THE AUTOMATIC IRRIGATION CONTROLLER TO BE INSTALLED AT THE LOCATION SHOWN. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR SPECIFIC PLACEMENT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE A 2" SCHEDULE 40 PVC CONDUIT FOR IRRIGATION CONTROL WIRES. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE 120 VOLT POWER SOURCE AND VERIFY ITS INSTALLATION - 110 VAC GFI OUTLET PRIOR TO COMMENCING IRRIGATION WORK. 2" COPPER UNION INSTALL PER LOCAL CODE 11. ADJUST ALL HEADS TO MINIMIZE OVER SPRAY ONTO HARDSCAPE AND BUILDINGS. USE PCS SCREENS AS NEEDED ON SPRAY HEADS WITH 5'-15' SERIES MPR SPRAY NOZZLES TO ADJUST OVER SPRAY. USE RADIUS ADJUSTMENT SCREW 2" COPPER RISER PIPE AIR GAP FITTING ON 5'-15' SERIES MPR SPRAY NOZZLES ONLY WHEN NECESSARY 4" SHC 40 PVC SLEEVE IN -12. ALL SPRAY AND ROTARY HEADS SHALL BE INSTALLED PERPENDICULAR (90 DEGREES) TO FINISHED GRADE - 2" COPPER UNION CONCRETE PAD (TYPICAL) 13. SPRAY SPRINKLER HEADS WITH CHECK VALVES SHALL BE REQUIRED TO PREVENT LOW HEAD DRAINAGE. CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED WHEN HEAD OF WATER IN UPSTREAM PIPE - FLOOR DRAIN EXCEEDS THE CAPACITY OF DOWNSTREAM SPRINKLER HEAD CHECK VALVES. — CONCRETE FLOOR GATE VALVE IN -14. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. WHERE PRACTICAL, IRRIGATION PIPING WILL ENTER THE DRIPLINE OF TREES VALVE BOX DIRECTLY TOWARD THE TREE TRUNK AND NOT PASS COMPLETELY THROUGH THE ROOTZONE. FINISHED GRADE 15. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE INSTALLATION. 16. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS — 2" PVC MAINLINE **METER** 1. REFER PLANS FOR LOCATION 2. REFER SPECIFICATIONS FOR MORE INFORMATION. 3. BACKFLOW PREVENTER MUST BE MOUNTED A MIN OF 12" ABOVE FINISHED GRADE. BACKFLOW PREVENTER INDOOR ASSEMBLY NOT TO SCALE - RAINBIRD (ESP-LXD) IRRIGATION CONTROLLER IN WALL MOUNT (LXMM) METAL CABINET (OPTIONAL) 1 INCH CONDUIT AND FITTINGS FOR ETHERNET SERVICE TO IQ CENTRAL CONTROL - JUNCTION BOX (OPTIONAL) ETHERNET CABLE TO LOCAL NETWORK JACK FOR COMMUNICATION TO IQ CENTRAL CONTROL COMPUTER (MAXIMUM LENGTH 300 FEET) 2 INCH CONDUIT AND FITTINGS FOR VALVE WIRES DR 1 INCH CONDUIT AND FITTINGS FOR POWER SUPPLY VISTA NOTES 1. REFER PLANS FOR CONTROLLER LOCATION. 2. CONTROLLER AND CABINET TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. 3. CONTRACTOR TO GET APPROVAL FROM OWNER'S REPRESENTATIVE FOR CENTRAL CONTROL 4. IF SELECTED, CONTRACTOR TO PROVIDE IQ CLOUD V3.0 CENTRAL CONTROL PLATFORM AND COORDINATE SETUP, COMMUNICATION TO SATELLITE AND PROGRAMMING WITH OWNER 5. STEEL CONDUIT TO BE USED ABOVE GRADE. 6. CONTRACTOR TO PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS 7. REFER SPECIFICATIONS FOR MORE INFORMATION. IRRIGATION CONTROLLER NOT TO SCALE TREE TRUNK – 18" DIA. RING - TIE DOWN STAKES (TYP) **COMPRESSION TEE (TYP)** 36" DIA. RING VALVE AND FILTER EQUAL TO RAIN BIRD XCZ-075-PRF CLASS 200 PVC LATERAL LINE AND WITHIN VALVE BOX TEE. BURIED AT 15" MINIMUM DEPTH. IRRIGATION MAINLINE - AIR RELIEF VALVE KIT EQUAL TO RAIN BIRD X17000 AR VALVE KIT. PLACE AT HIGH POINT OF SYSTEM. PLACE VALVE ASSEMBLY INSIDE 10" ROUND VALVE BOX WITH A MINIMUM 6" \Box TV DEPTH OF 3/4" WASHED ROUND RIVER ROCK. LANDSCAPE TREE DRIP RING TO BE CENTERED AROUND TREE AND PLACED UNDER 3" MULCH LAYER. LANDSCAPE TREE DRIP RING TUBING TO BE EQUAL TO RAINBIRD XF SERIES DRIPLINE XFD-09-12-100. LOW FLOW ZONE VALVE SHOWN TO BE USED IF NO VALVE IS SHOWN ON PLANS. CONNECTION FROM IRRIGATION LATERAL LINE AND LANDSCAPE TREE DRIP RINGS TO BE 1/2" POLYETHYLENE TUBING WITH FITTINGS EQUAL TO RAINBIRD SP SERIES (SPIRAL BARB - 17MM). 5. VALVE BOX TO BE STANDARD RECTANGULAR SERIES VALVE BOX WITH EXTENSIONS AS NECESSARY SE BLUE PKWY LANDSCAPE PLAN LOW VOLUME TREE DRIP RING ASSEMBLY

60' NORTH

0' 15' 30'

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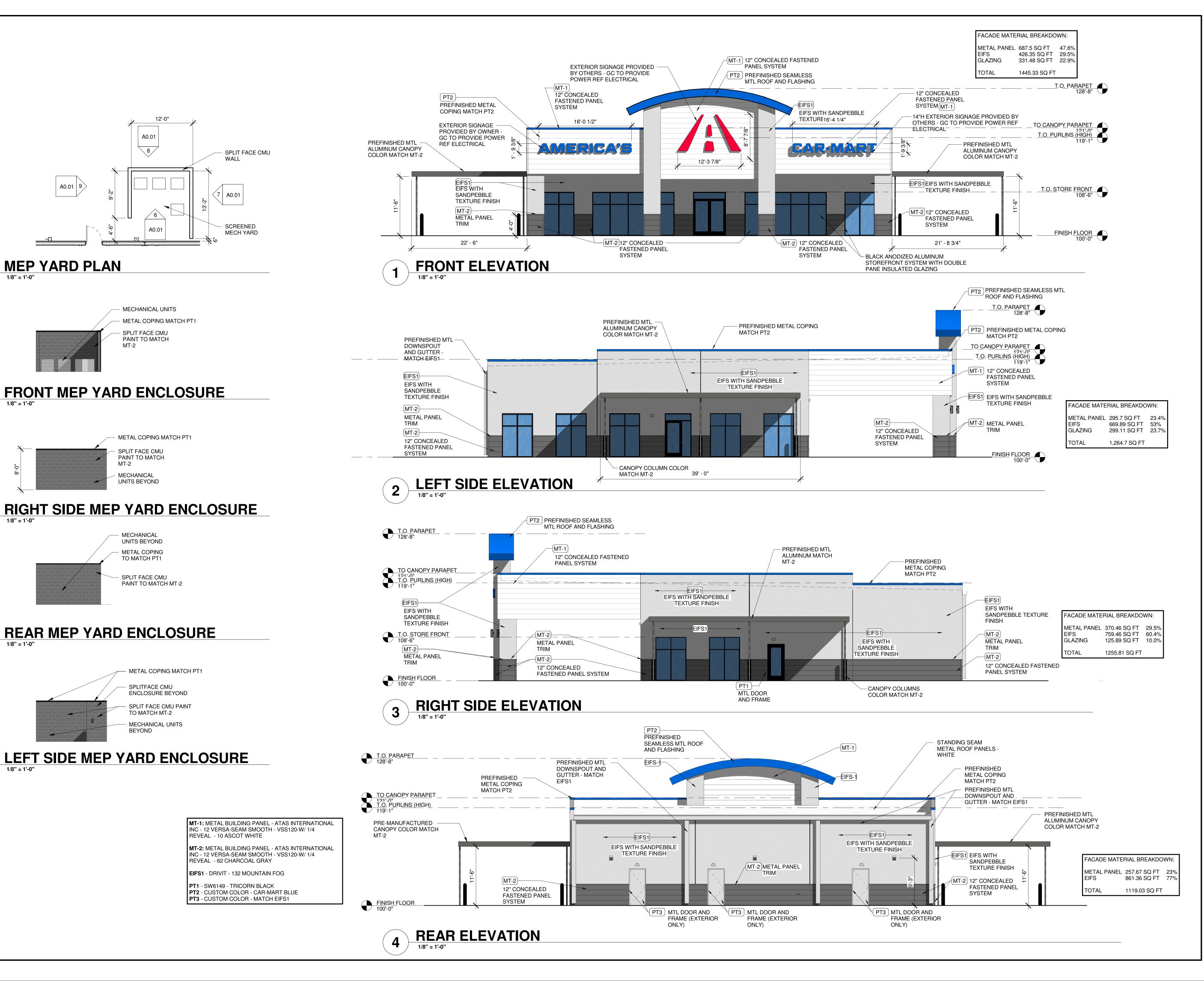
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PRELIMINARY IRRIGATION PLAN

SHEET:

NOT TO SCALE



12'-0"

WALL

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SCREENED

MECH YARD

8/

MECHANICAL UNITS

SPLIT FACE CMU

PAINT TO MATCH

FRONT MEP YARD ENCLOSURE

METAL COPING MATCH PT1

METAL COPING MATCH PT1

SPLIT FACE CMU

PAINT TO MATCH

MECHANICAL

UNITS BEYOND

MECHANICAL UNITS BEYOND

METAL COPING

TO MATCH PT1

SPLIT FACE CMU

REAR MEP YARD ENCLOSURE

PAINT TO MATCH MT-2

METAL COPING MATCH PT1

SPLITFACE CMU

TO MATCH MT-2

BEYOND

LEFT SIDE MEP YARD ENCLOSURE

ENCLOSURE BEYOND

SPLIT FACE CMU PAINT

MECHANICAL UNITS

MT-2

A0.01 9

MEP YARD PLAN

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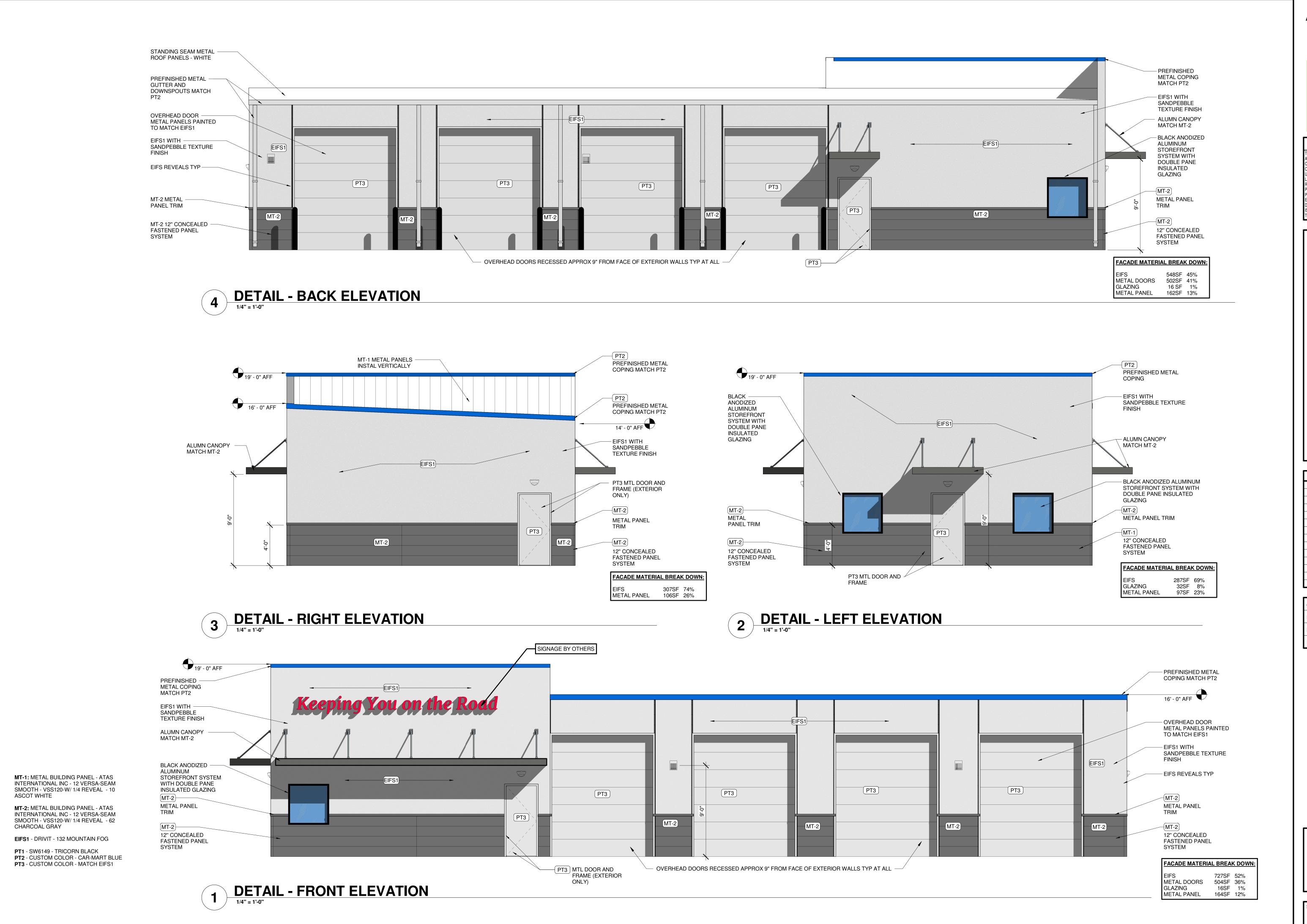
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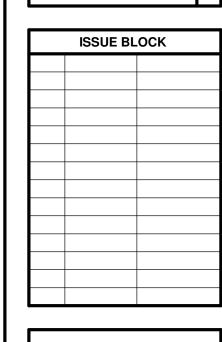


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