ASCEND CONSTRUCTION PLANS Part of the SE 1/4 Section 15, Township 46 N, Range 32 W RAYMORE, CASS COUNTY, MISSOURI

GENERAL NOTES

1. ALL SANITARY SEWER FACILITIES WILL CONFORM WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS CONTAINED IN CSR 20-8.120(5) [DEFLECTION TESTING], 10 CSR 20-8.120(6)(H)(2) [SEWER MAIN AND LEAKAGE TESTING], 10 CSR 20-8.120(7)(C) [ACCESS DIAMETER], 10 CSR 20-8.120(7)(E) [WATERPROOF MANHOLES AND FLEXIBLE, WATERTIGHT CONNECTIONS], 10 CSR 20-8.120(11)(C) [WATERLINE SEPARATION] AND 10 CSR 20-8.120(6)(G)(3) [BEDDING].

2. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION AND MATERIALS SPECIFICATIONS OF THE CURRENT KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION.

3. CERTIFICATES OF INSURANCE WITH THE CITY OF RAYMORE NAMED AS CO-INSURED TO BE DEPOSITED ON FILE WITH THE CITY HALL PRIOR TO WORKING ON ANY PUBLIC IMPROVEMENTS.

4. NO CHANGES TO THE APPROVED CONSTRUCTION PLANS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER AND THE CITY ENGINEER.

5. IF BLASTING IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO OBTAIN THE REQUIRED PERMITS. IF BLASTING IS ALLOWED, THE CONTRACTOR SHALL PERFORM BLASTING OPERATIONS ACCORDING TO STATE REGULATIONS AND LOCAL ORDINANCES.

6. BEFORE THE ONSET OF EACH PHASE OF CONSTRUCTION, CONTRACTORS SHALL SUBMIT A CERTIFICATE OF INSURANCE WITH THE CITY OF RAYMORE NAMED AS THE CO-INSURED, AND A PERFORMANCE AND 2-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS. (A PERFORMANCE AND 2-YEAR MAINTENANCE BOND CAN BE SUBMITTED ON ONE FORM.) THESE MUST BE SUBMITTED BEFORE A PUBLIC IMPROVEMENT PERMIT WILL BE ISSUED. CONTRACTORS SHALL NOTIFY THE CITY ENGINEER'S OFFICE 24 HOURS BEFORE BEGINNING CONSTRUCTION ONCE THE PUBLIC IMPROVEMENTS PERMIT HAS BEEN ISSUED.

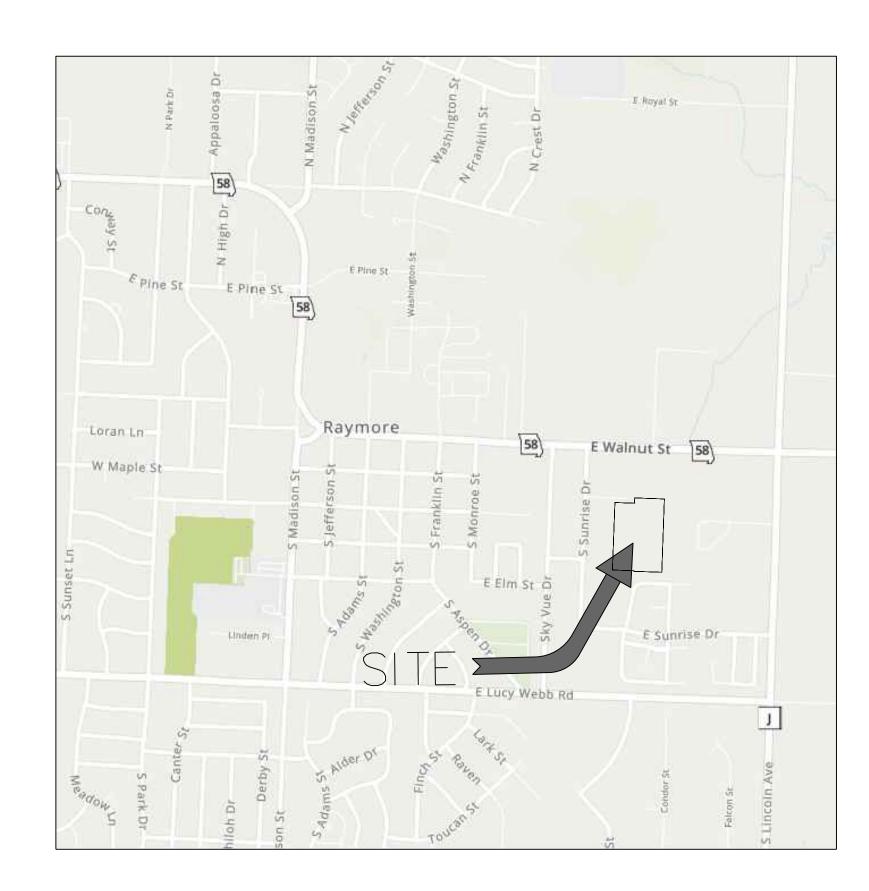
7. THESE PLANS ARE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL BY THE CITY ENGINEER. AFTER ONE YEAR, PLANS WILL BE RESUBMITTED REFLECTING ANY CHANGES TO BRING THE PLANS INTO COMPLIANCE WITH THE MOST RECENT DESIGN STANDARDS. IF NO CHANGES ARE REQUIRED THEN A LETTER FROM THE DESIGN ENGINEER STATING SUCH WILL BE REQUIRED.

8. "APPROVAL FOR CONSTRUCTION" BY THE CITY DOES NOT REPRESENT A COMPLETE DESIGN REVIEW NOR PROVIDE QUALITY CONTROL FOR THE DEVELOPER OR THE CONSULTING ENGINEER SUBMITTING SAME AND DOES NOT IN ANY WAY RELIEVE THE DEVELOPER AND/OR CONSULTING ENGINEER FROM CLAIMS OR DAMAGES ARISING FROM ANY NEGLIGENT ERRORS OR OMISSIONS EXISTING IN OR CREATED BY SAID PARTIES IN THE CONSTRUCTION PLANS AND DOCUMENTS.

9. AS-BUILT DRAWINGS ALONG WITH AN AFFIDAVIT SHALL BE SUBMITTED WITHIN 30 DAYS FROM ACCEPTANCE FOR BUILDING PERMITS, ALONG WITH ALL NECESSARY AS-BUILT INFORMATION AND APPLICATION FOR AUTHORIZATION FOR THE DEPARTMENT OF NATURAL RESOURCES.

10. THE CITY OF RAYMORE HAS ADOPTED A STANDARD DOCUMENT TO BE USED FOR UTILITY AND STREET CONSTRUCTION WITHIN THE CITY. EACH CONTRACTOR BIDDING ON THIS PROJECT IS REQUIRED TO PURCHASE A COPY OF THIS STANDARD DOCUMENT ENTITLED, "STANDARD CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS & DESIGN CRITERIA FOR UTILITY AND STREET CONSTRUCTION, CITY OF RAYMORE, MISSOURI" OCTOBER 2001. THIS STANDARD DOCUMENT INCLUDES THE CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS WHICH ARE THE BASIS FOR EACH PROJECT AND REFERENCED AS SUCH IN THE SPECIAL PROVISIONS. A COPY CAN BE OBTAINED FROM THE RAYMORE ENGINEERING DEPARTMENT FOR THE SUM OF FORTY DOLLARS (\$40.00) PER COPY.

11. END OF ROAD MARKERS TO BE PLACED ON THE WEST END OF HUBACH HILL ROAD AND THE SOUTH END OF BROOK PARKWAY AFTER CONSTRUCTION IS COMPLETED.



INDEX OF SHEETS:

C.001 ~ COVER SHEET

C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN

C.051 ~ ESC PHASE 2 - INITIAL AREA STABILIZATION PLAN

C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN

C.053 ~ ESC - STANDARD DETAILS C.100 ~ SITE PLAN

C.200 ~ GRADING PLAN

C.201 ~ DETENTION BASIN PLAN

C.300 ~ STORM SEWER GENERAL LAYOUT C.301 ~ STORM SEWER GENERAL LAYOUT

C.400 ~ SANITARY SEWER GENERAL LAYOUT

C.500 ~ WATER LINE GENERAL LAYOUT

C.501 ~ WATER SEVICE GENERAL LAYOUT

L.100 ~ LANDSCAPE PLAN

L.101 ~ LANDSCAPE DETAILS

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, Inc. ~ 888-471-5275 Spire Inc. ~ 800-582-1234

At&T ~ 761-5011

Xfinity/Comcast ~ 795-1100
CITY OF RAYMORE PUBLIC WORKS ~ 331-1852
CITY OF RAYMORE WATER UTILITIES ~ 331-5182

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

LEGEND:

B/L - BUILDING SET-BACK

C/A - COMMON AREA

D/E - DRAINAGE EASEMENT

FND. - FOUND

L/E - LANDSCAPE EASEMENT

L.N.A. - LIMITS OF NO ACCESS

R/W - RIGHT OF WAY

SAN - SANITARY SEWER LINE

S/W - SIDEWALK

U/E - UTILITY EASEMENT

W - WATER LINE

STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF RAYMORE, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

CITY OF RAYMORE, MISSOURI

APPROVED: DATE: _____

SOLUTIONS

SO SE 30TH STREE

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas

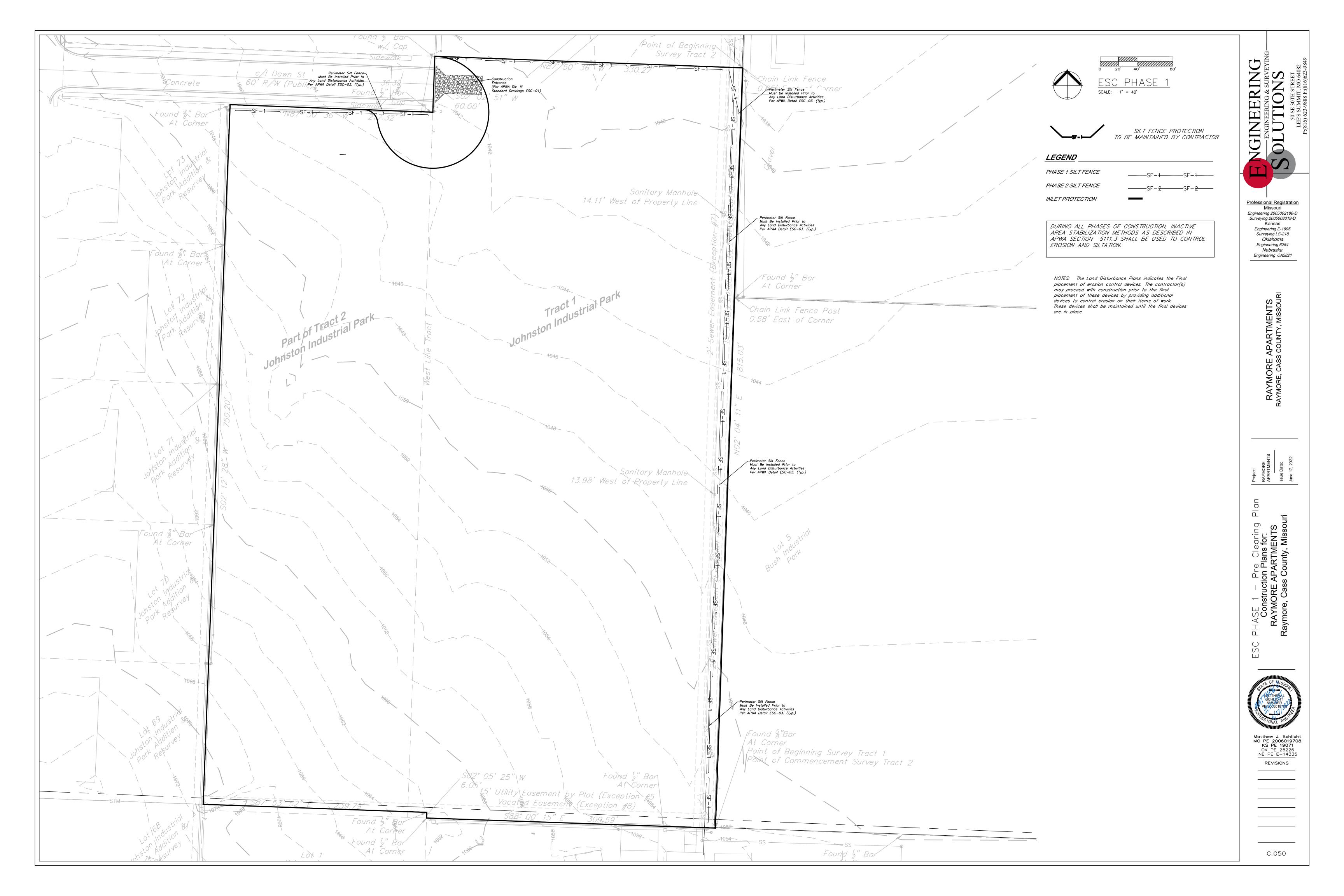
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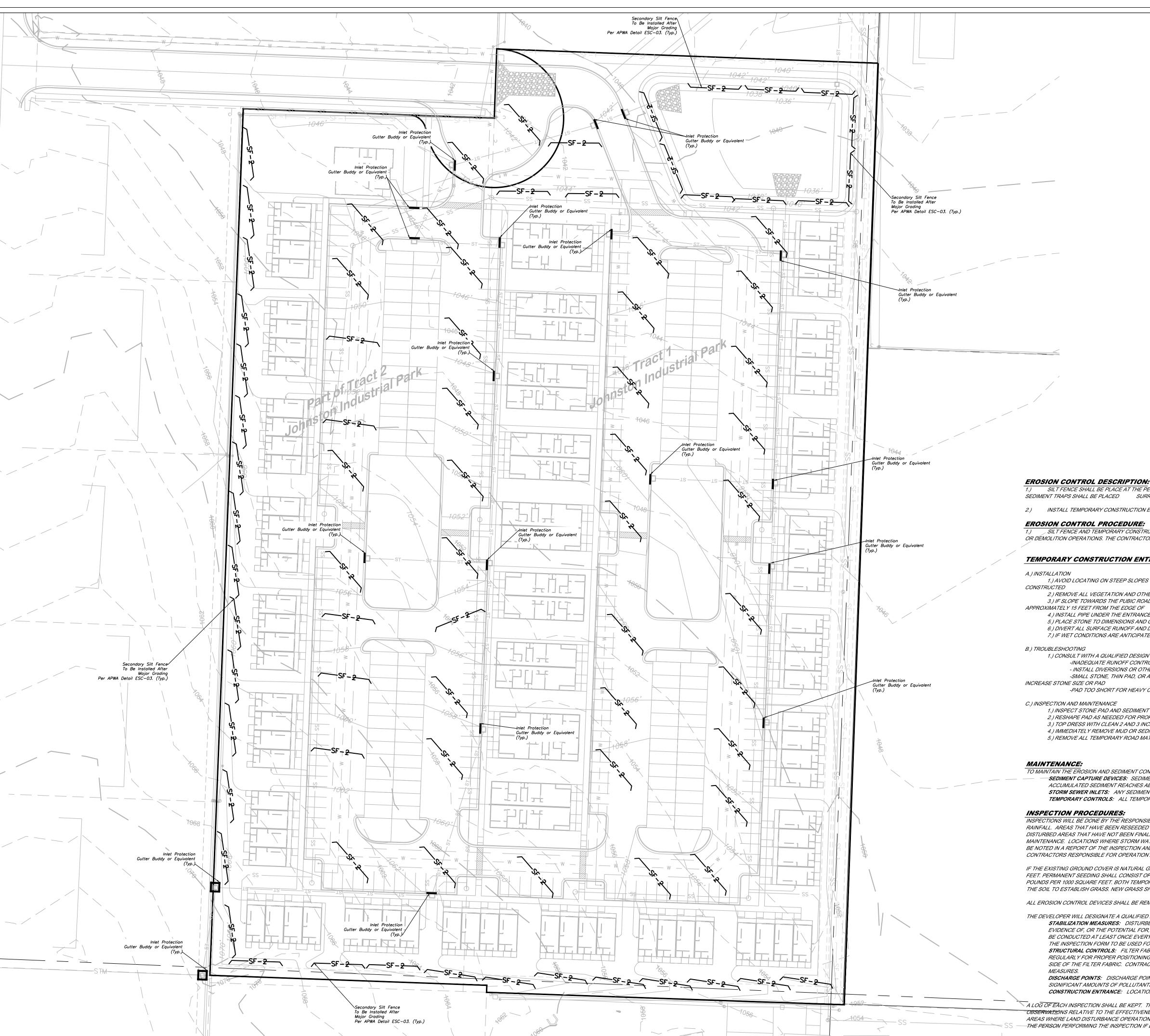
> esurvey of Lots 9 thru 16, Block Original Town of Raymore Raymore, Cass County, Missour

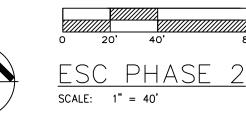
Cover Sheet
Construction Plans for:
survey of Lots 9 thru 16, Block
Original Town of Raymore
aymore, Cass County, Missou

Matthew J. Schlicht MO PE 2006019708 KS PE 19071

OK PE 25226
REVISIONS









SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE -----SF-1-----SF-1----PHASE 2 SILT FENCE

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE

2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE. 3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION

APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT. 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS

5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE

7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR: -INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS

- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES

-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL -THICKNESS OR ADD GEOTEXTILE FABRIC

-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL

3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED

4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY

5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.

STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY. TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION

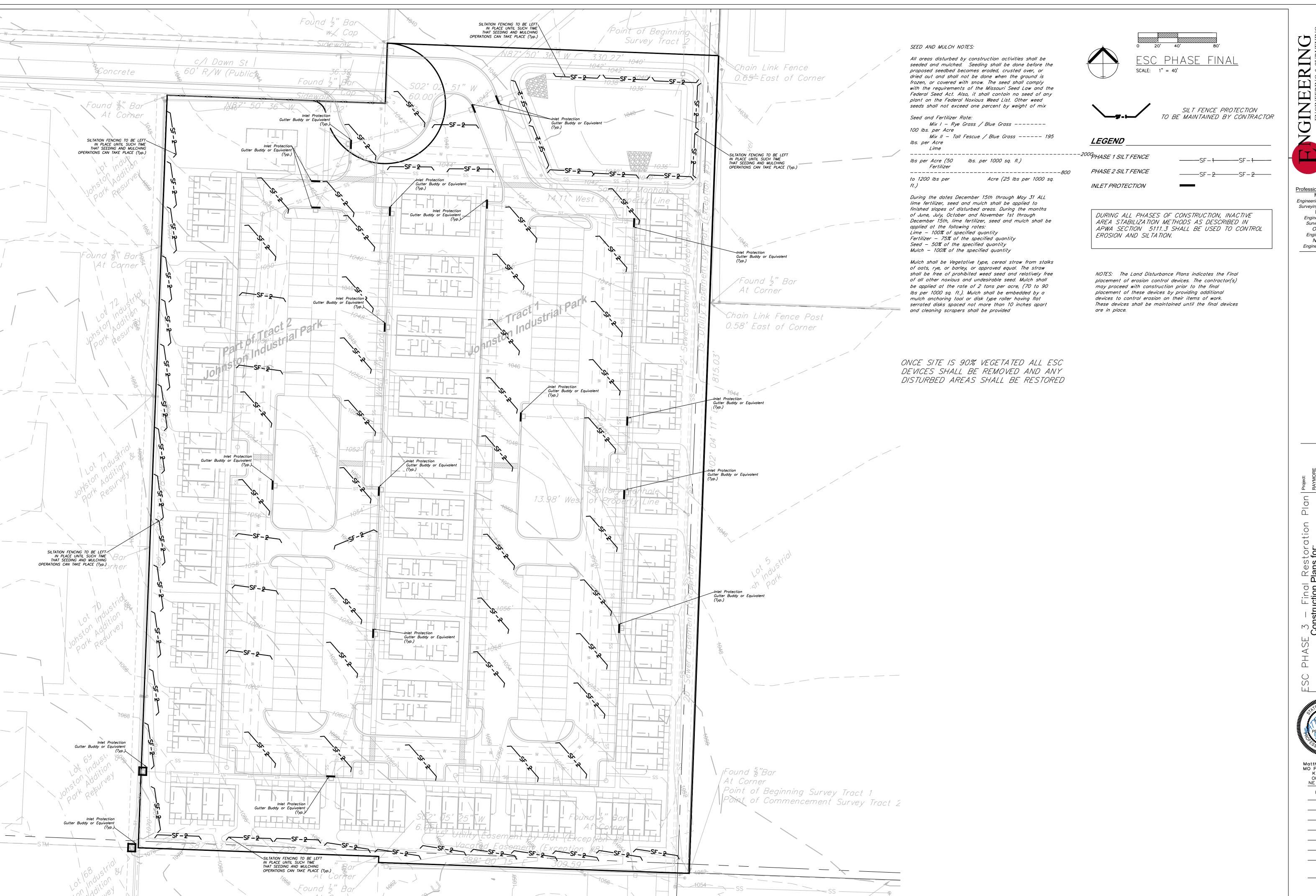
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS. CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, IBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

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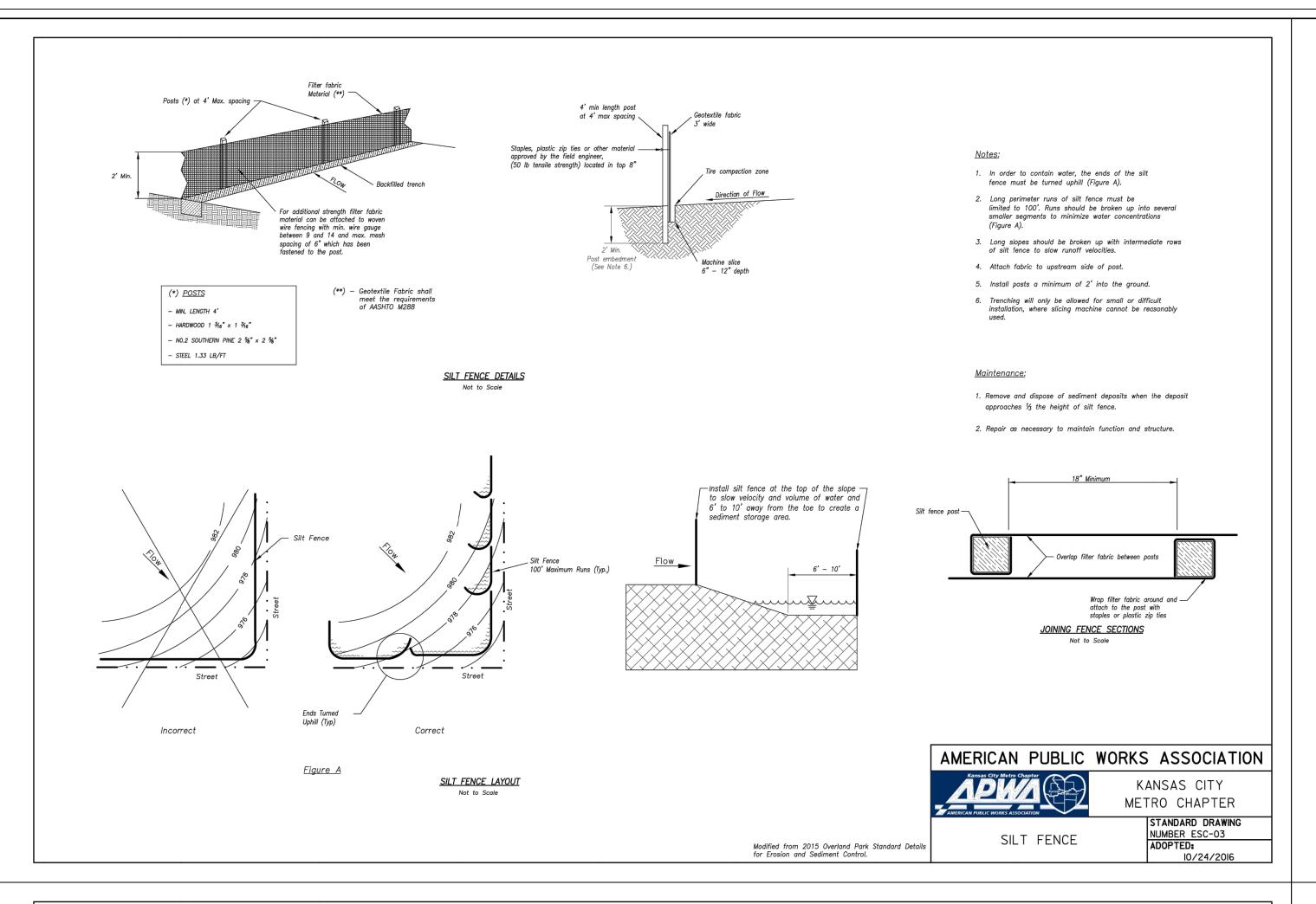
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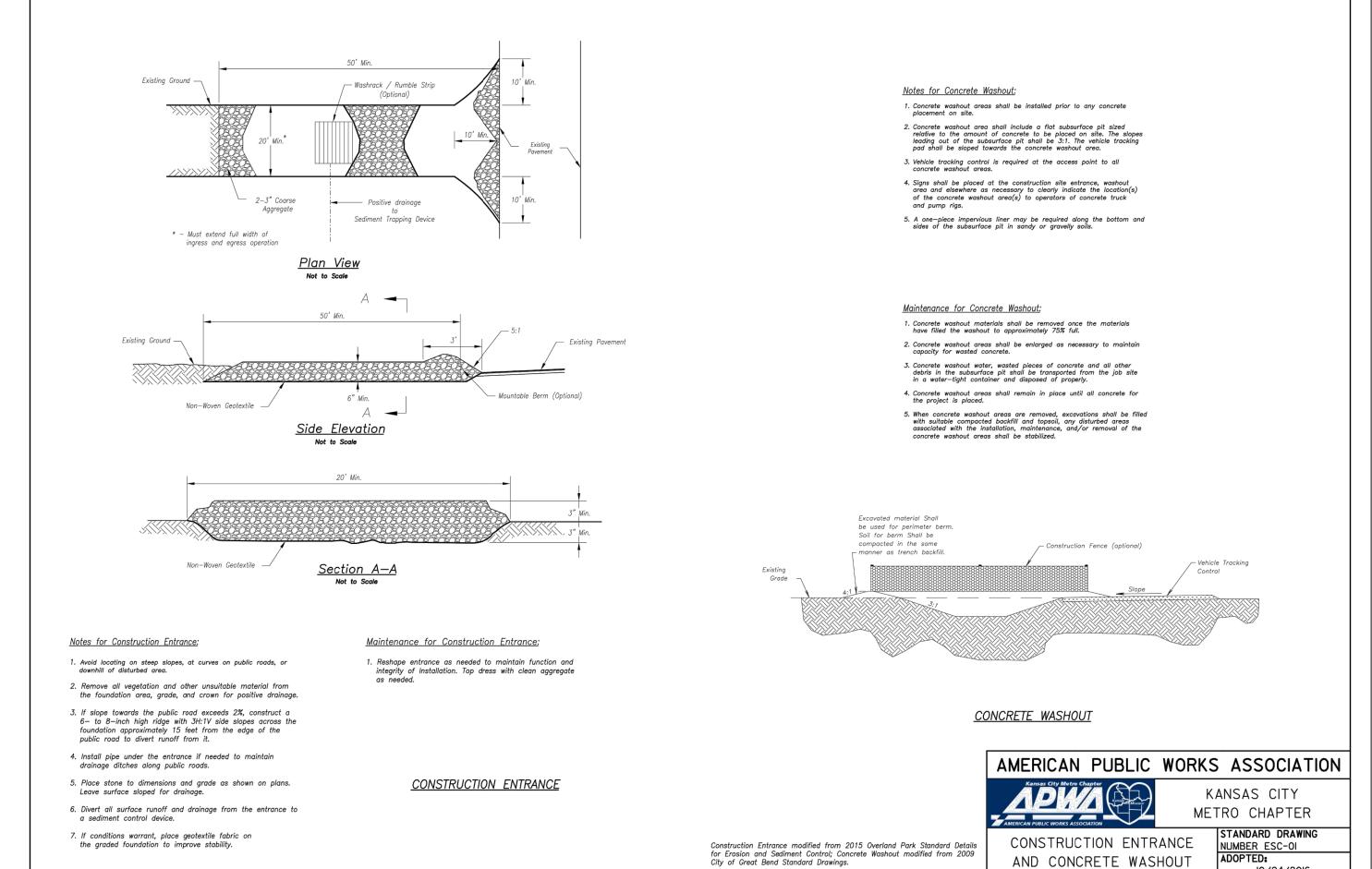
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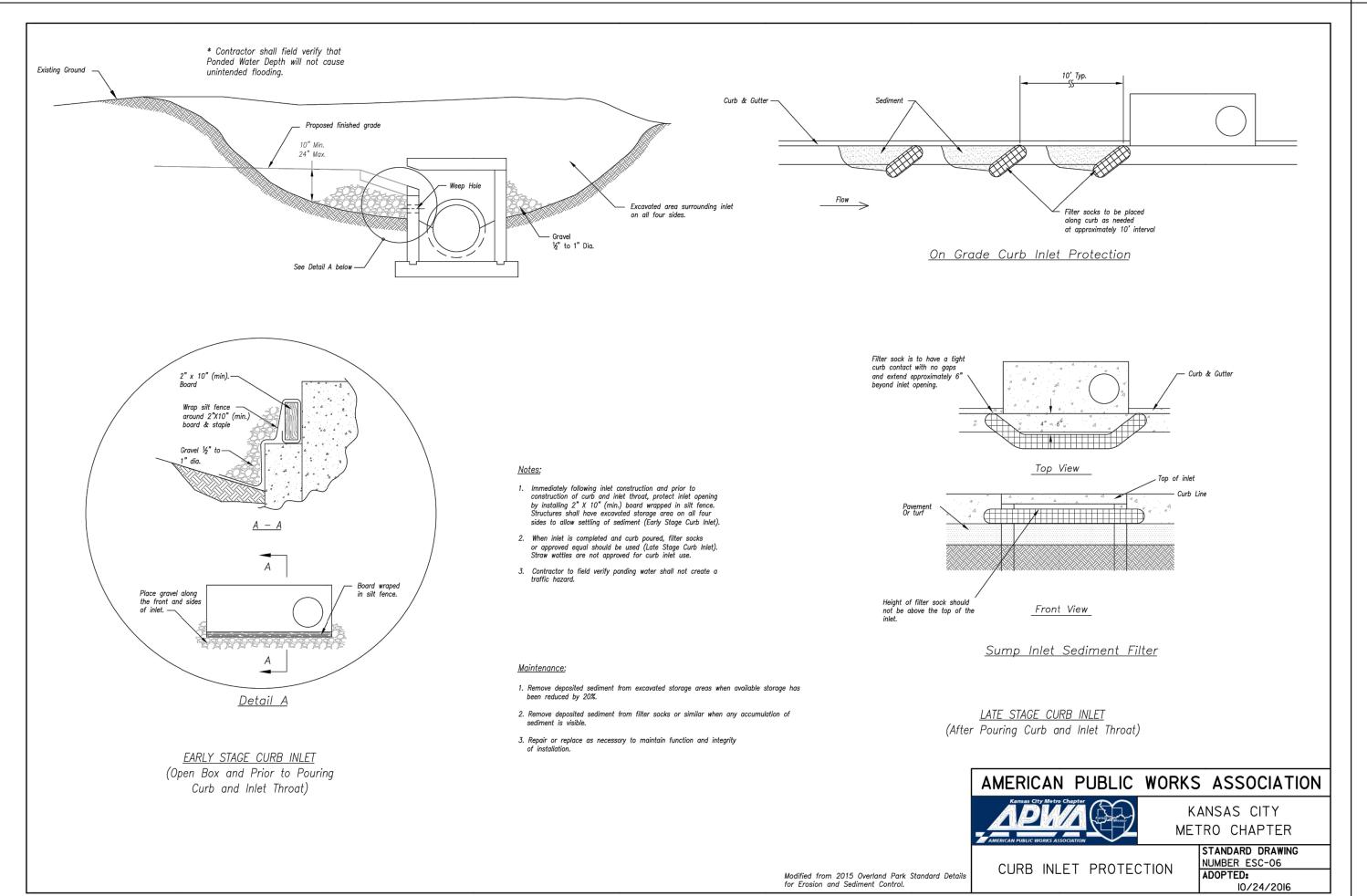
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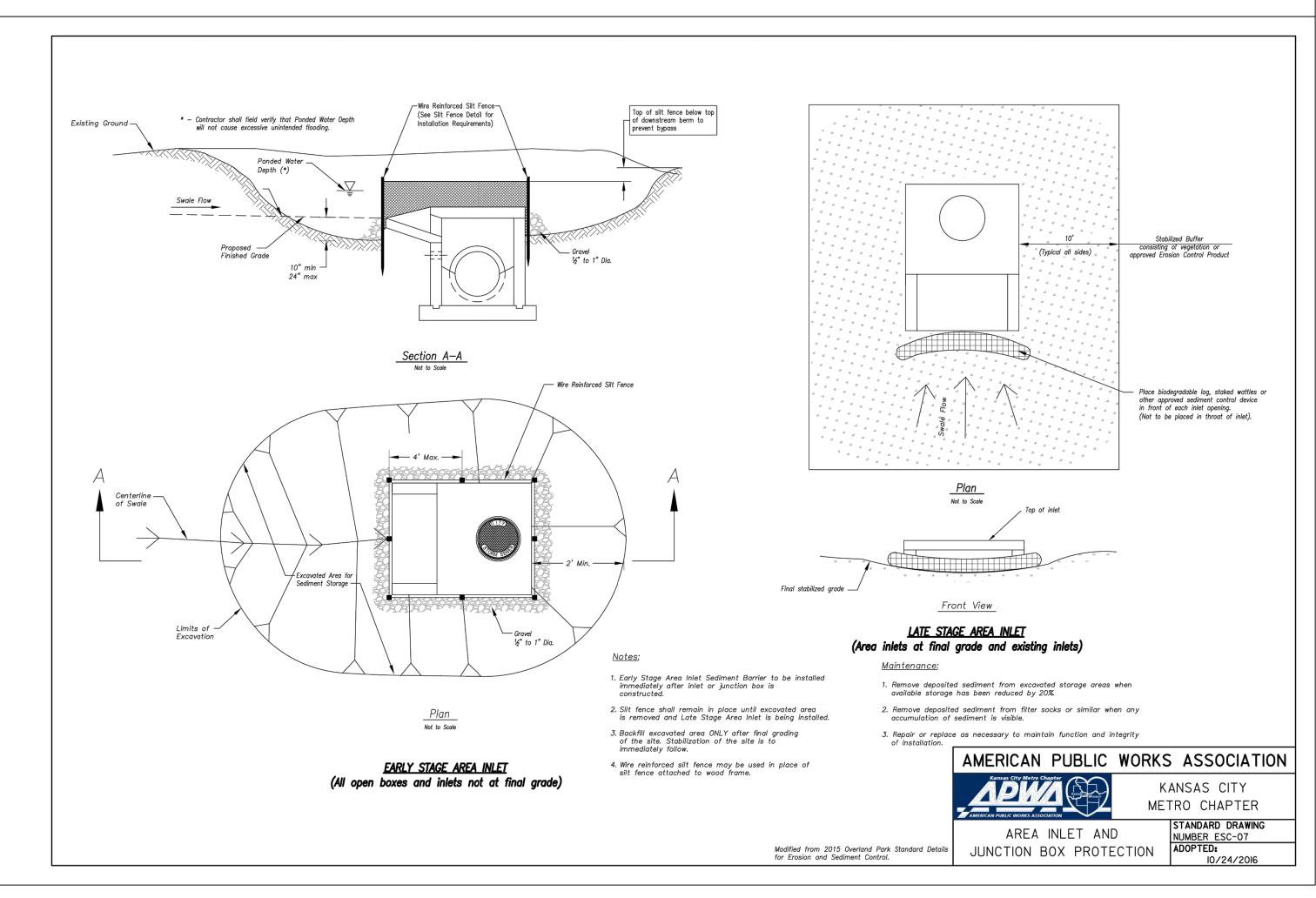
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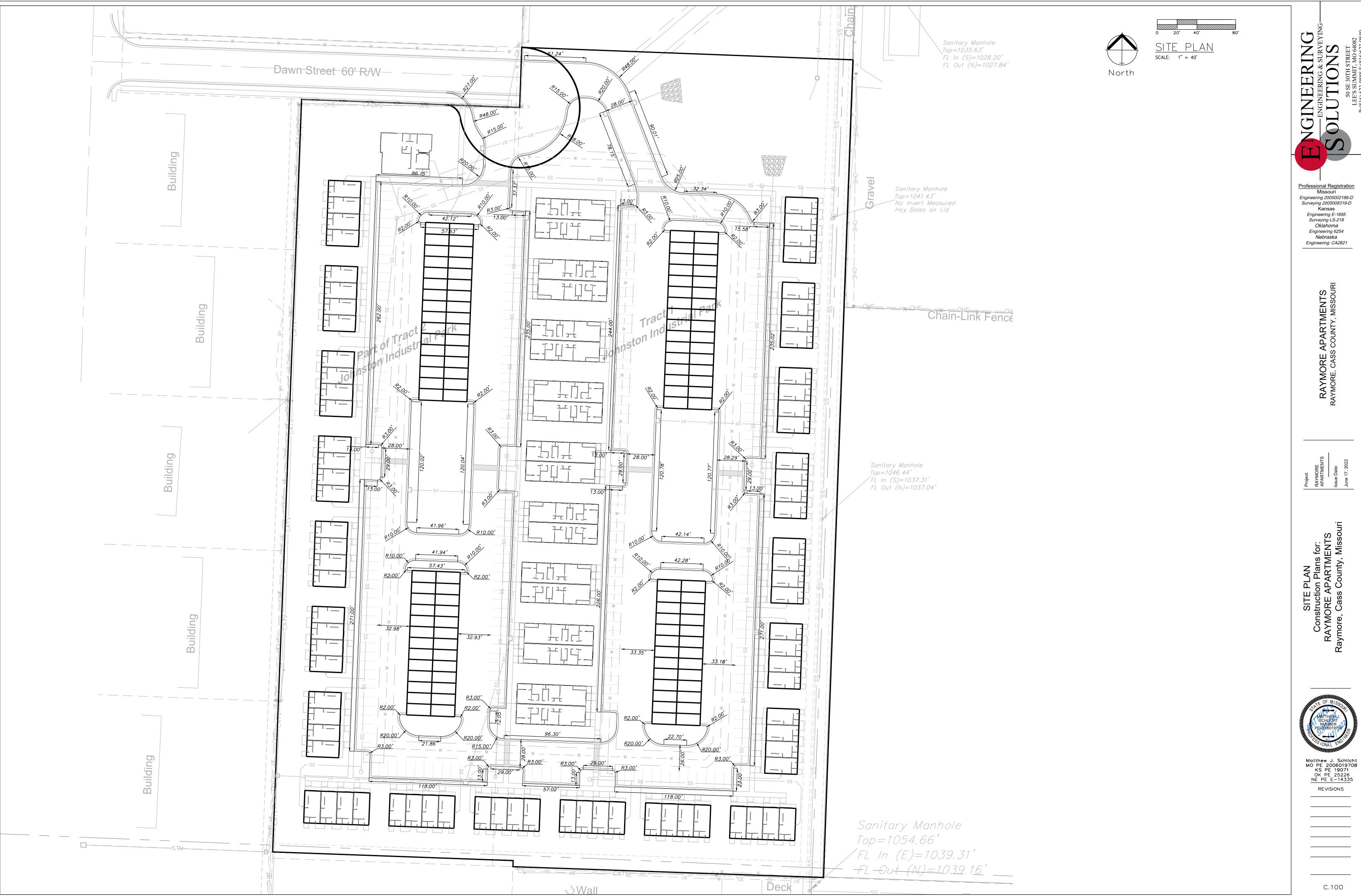
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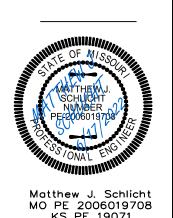
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10' 20'

DETENTION BASIN PLAN

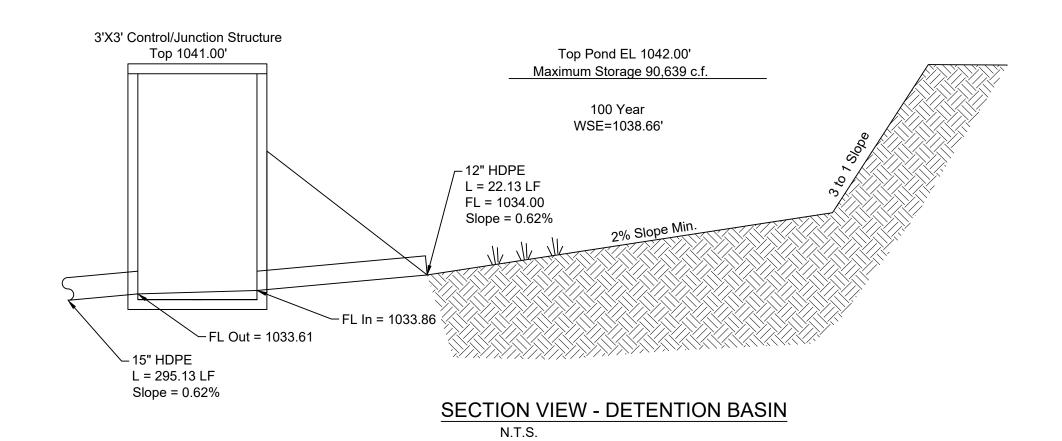


NOTES:

1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.

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.



| PEAK DISCHARGE COMPARISON | | | | |
|---------------------------|----------|-----------|------------|--|
| CONDITION | Q2 (CFS) | Q10 (CFS) | Q100 (CFS) | |
| EXISTING | 11.55 | 16.15 | 28.98 | |
| PROPOSED | 29.02 | 40.13 | 71.44 | |
| DETAINED | 5.67 | 6.32 | 7.72 | |

| DETENTION - STAGE/STORAGE/DISCHARGE | | | | |
|-------------------------------------|----------|----------|----------|--|
| DETENTION | Q2 | Q10 | Q100 | |
| STAGE (EL) | 1036.75 | 1037.30 | 1038.66 | |
| STORAGE (CF) | 13083.00 | 19064.00 | 36575.00 | |
| DISCHARGE (CFS) | 5.67 | 6.32 | 7.72 | |

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

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Oklahoma
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RAYMORE APARTMENTS YMORE, CASS COUNTY, MISSOU

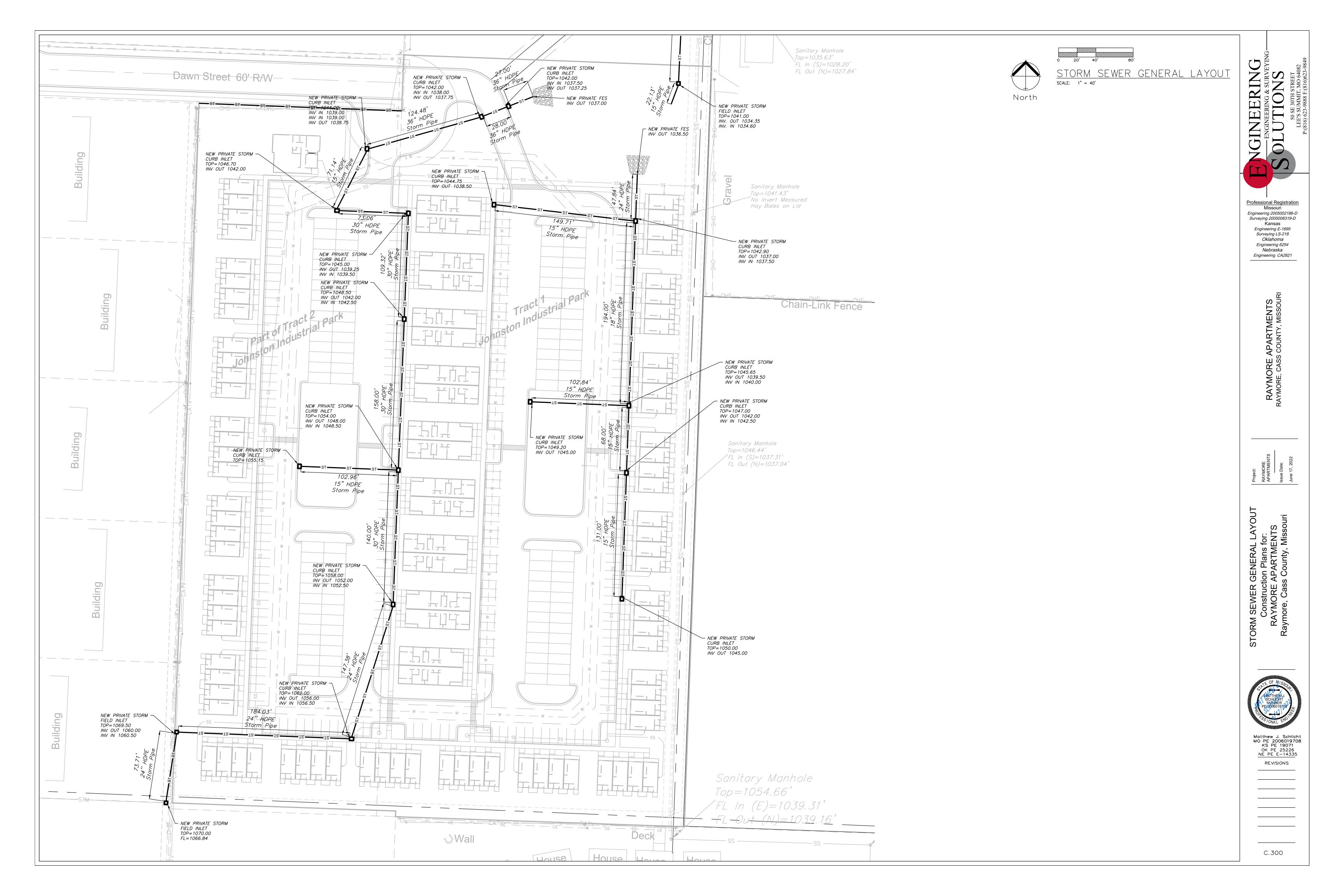
Project:
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APARTMENTS
Issue Date:
June 17, 2022

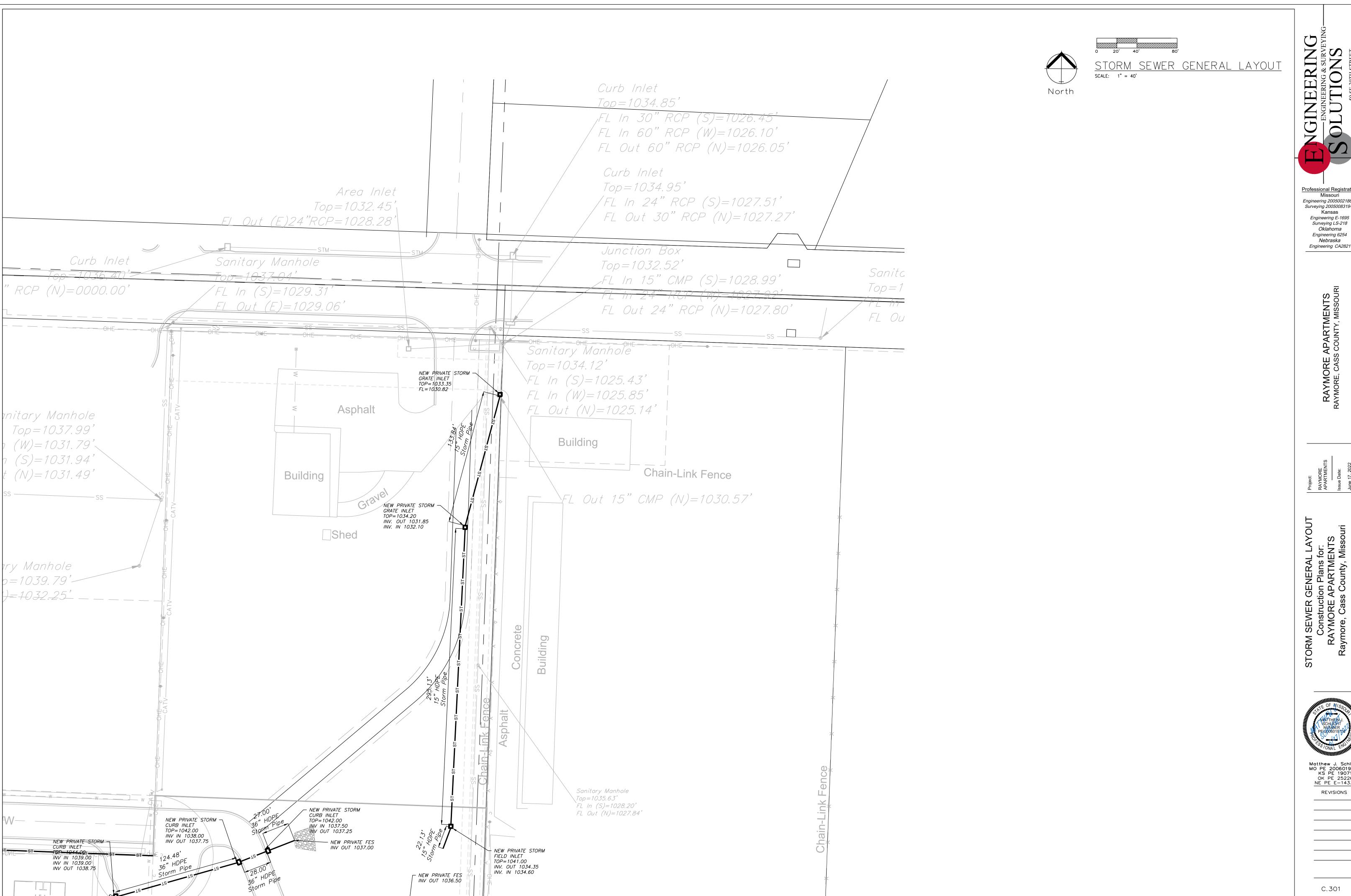
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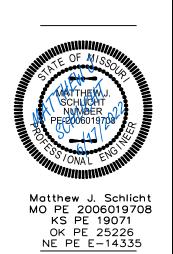
Matthew J. Schlicht MO PE 2006019708 KS PE 19071 OK PE 25226 NE PE E-14335

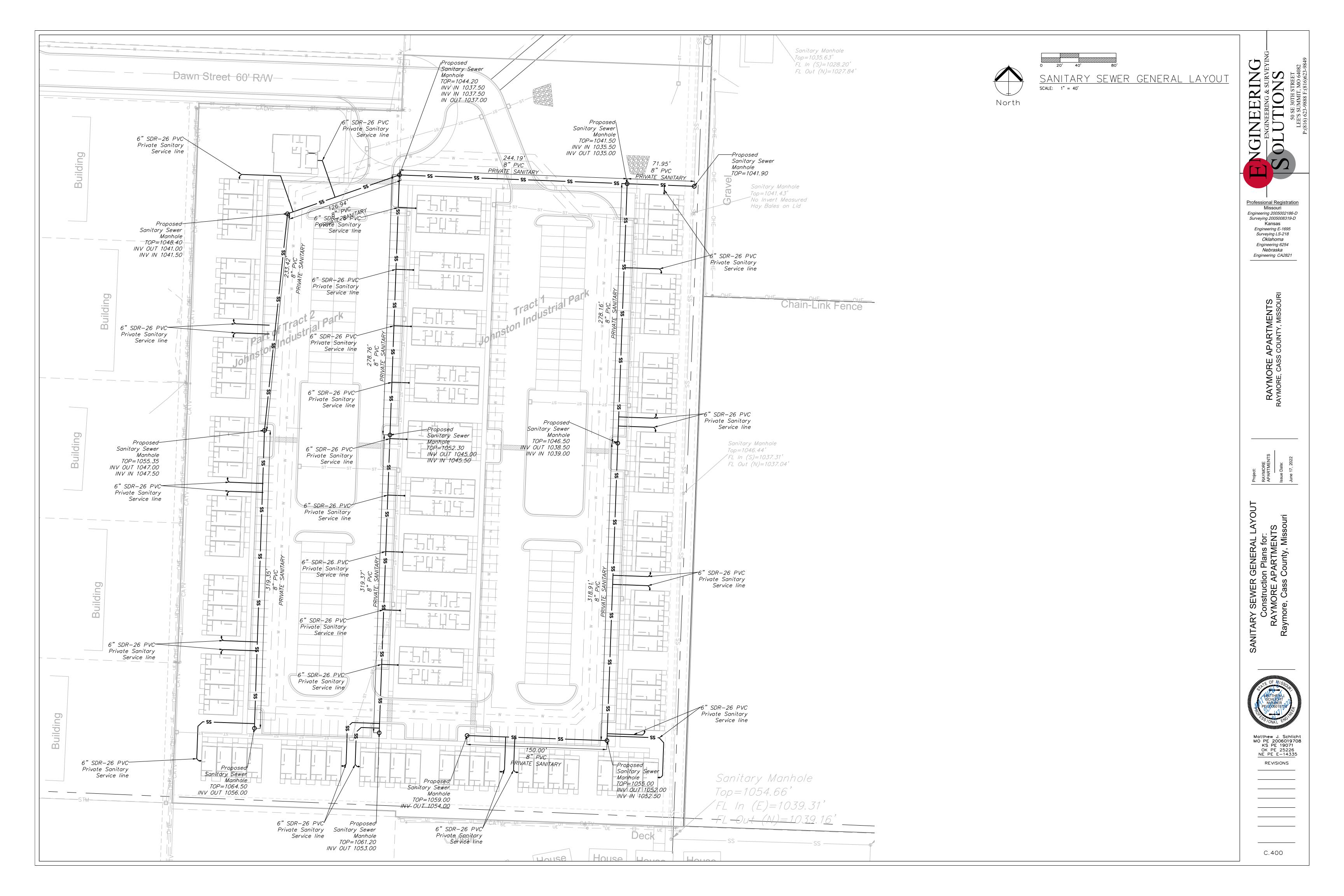
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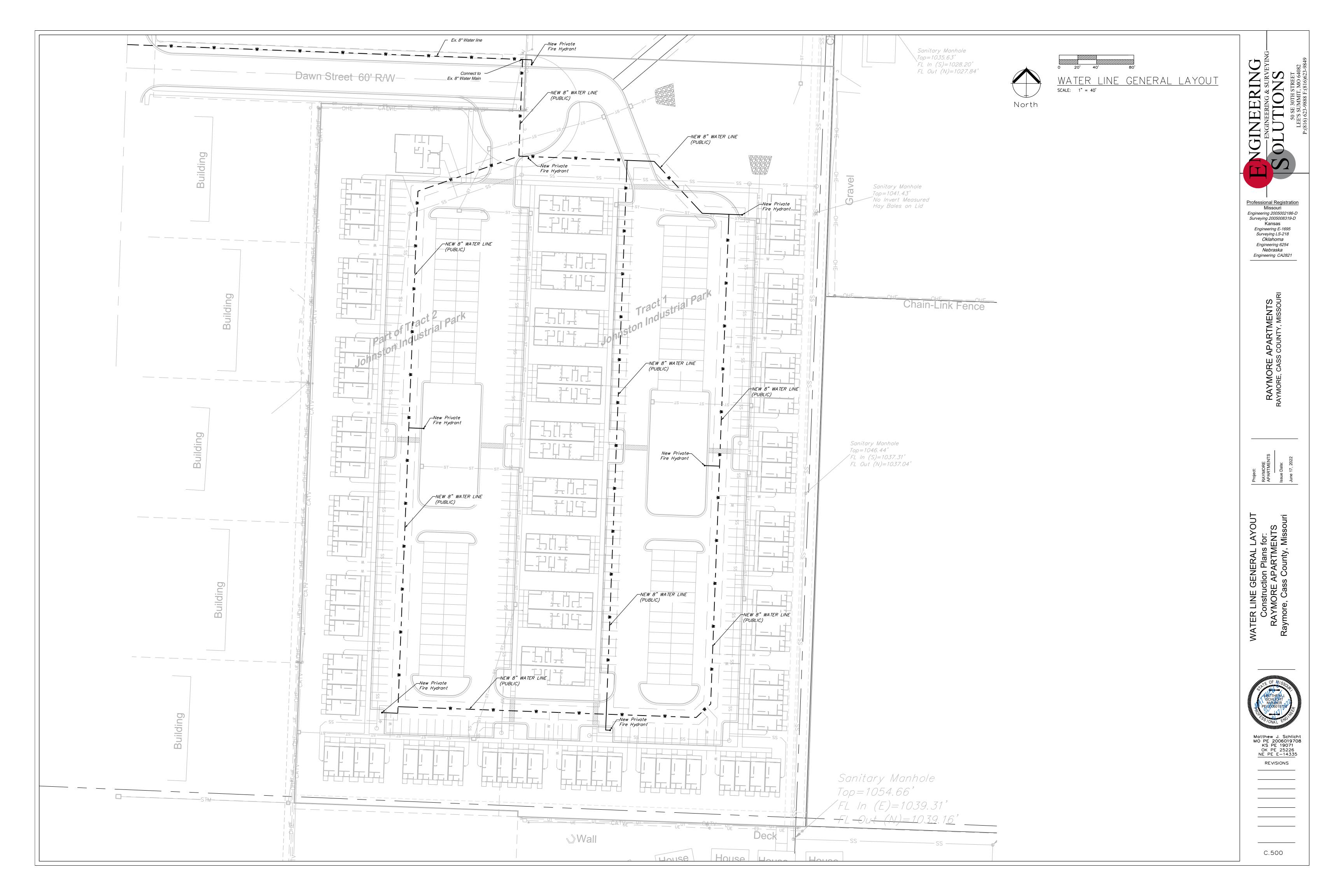


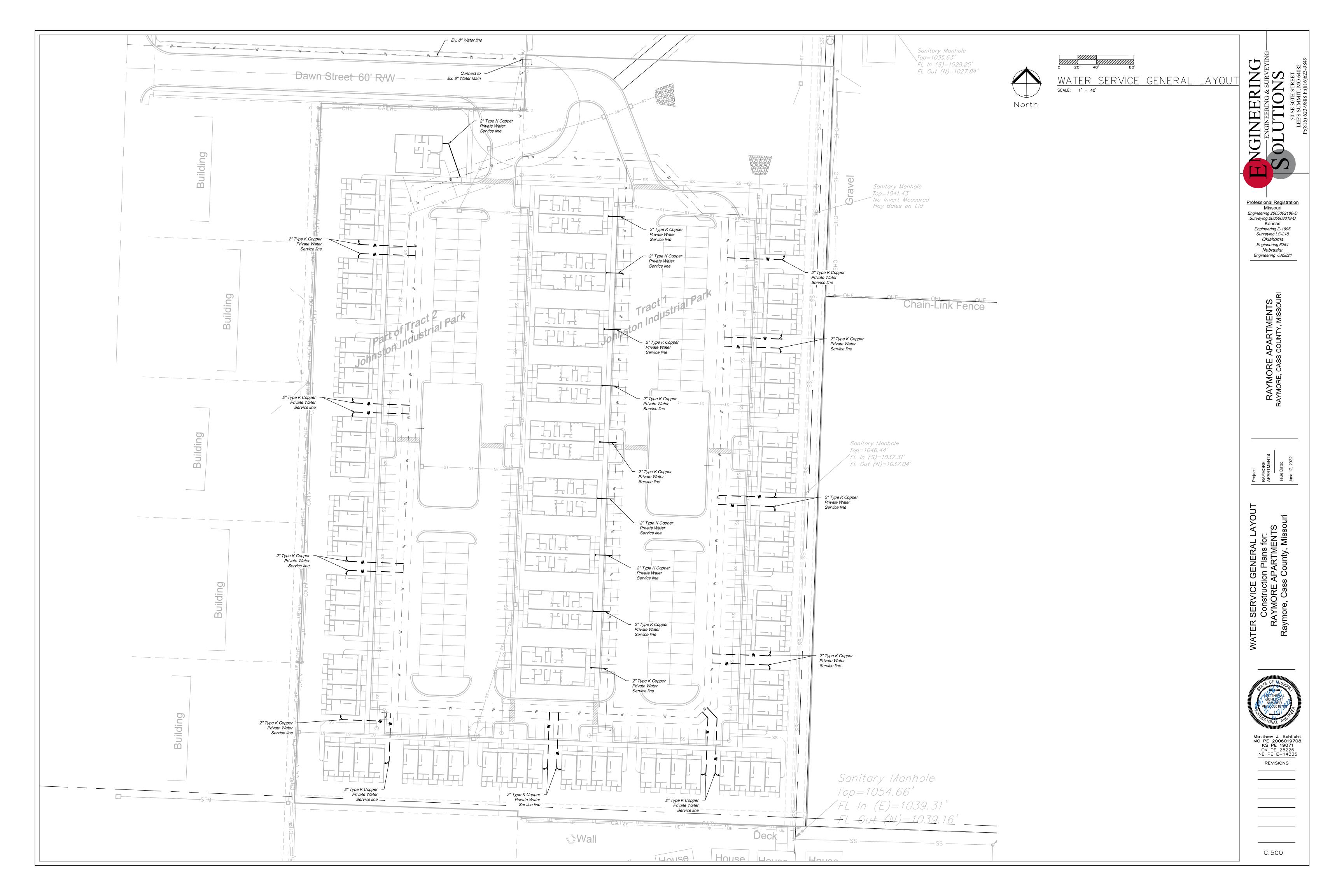


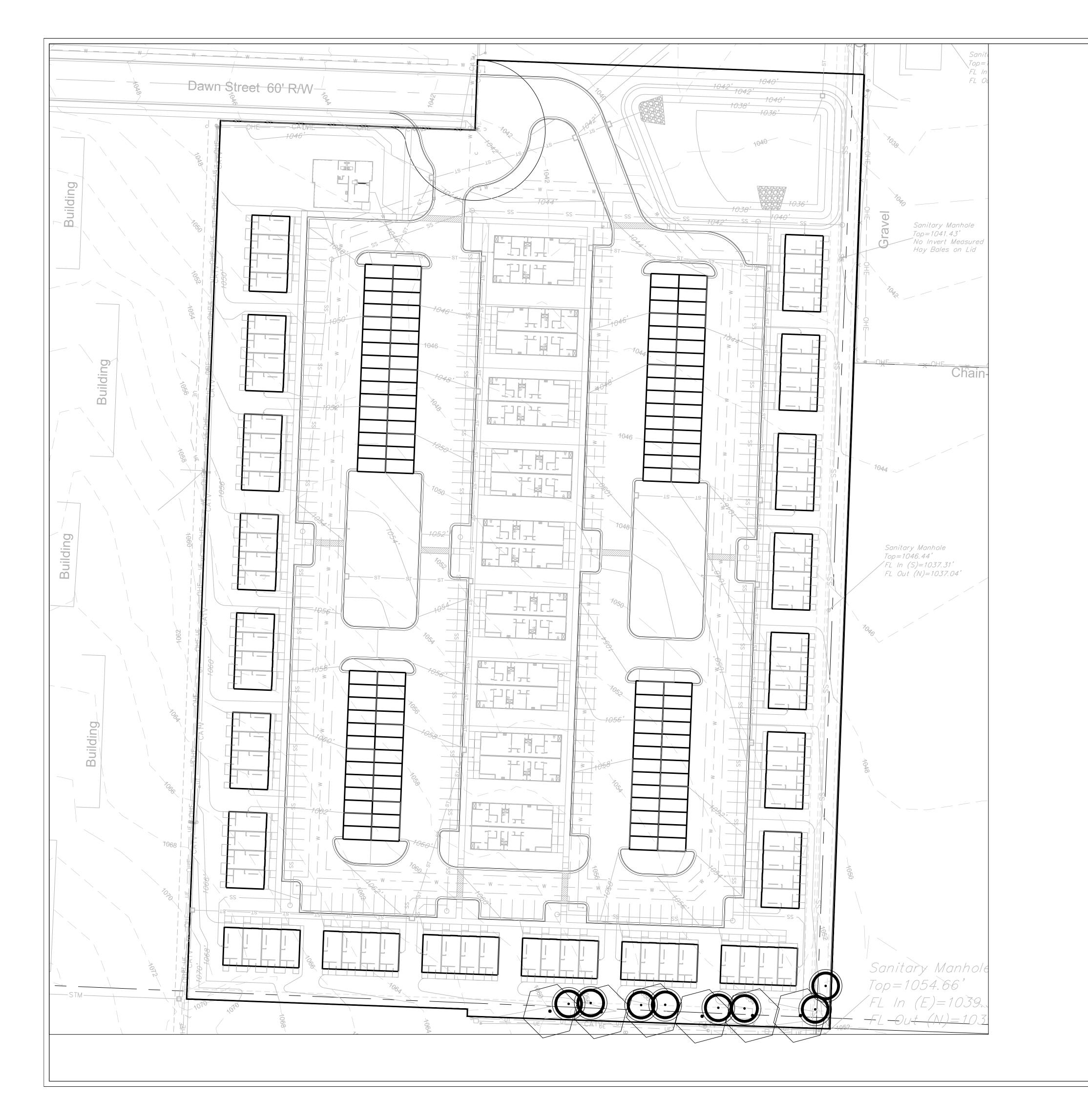
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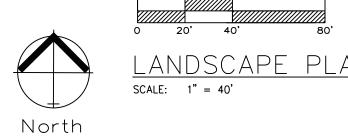












PLANTING SCHEDULE: IS FOR PHASE 1 ONLY, AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

AMERICAN BASSWOOD LINDEN

JUNIPERUS SCOPULORUM "SKYROCKET"

CERCIS RENIFORMIS "OKLAHOMA"

EUONYMUS ALATA "COMPACTUS"

TILIA AMERICANA

SKYROCKET JUNIPER

OKLAHOMA REDBUD

BURNING BUSH

SIZE

3.0" CAL.

3.0" CAL.

2 Gallon Pot

8' Ht.

SYMBOL QUANT. KEY

LANDSCAPE PLAN

SCALE: 1" = 40'

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma Engineering 6254 Nebraska Engineering CA2821

Project:
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Issue Date:
June 17, 2022



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

L.100

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.

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 905
KENTUCKY BLUEGRASS 105

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.

- ROOT BALL TO BE ELEVATED SO

THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED

AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.

14. CUNIKACIUK IS KESPUNSIBLE FUK INITIAL WAIERING 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

EXCESS WATER DRAINS AWAY

AND VERTIED 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 REO'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 CONTROLDESIGN 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.

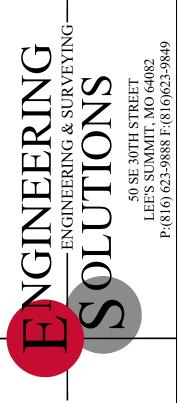
22. NEW SOD TO BE THOROUGHLY WATERED LINTU ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS

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:
- 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
- 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.

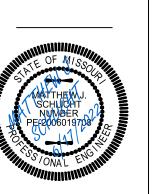


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

RAYMORE APARTMENTS
RAYMORE, CASS COUNTY, MISSOU

Project:
RAYMORE
APARTMENTS
Issue Date:
June 17, 2022

Construction Plans for: \YMORE APARTMENTS nore, Cass County, Missour



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

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