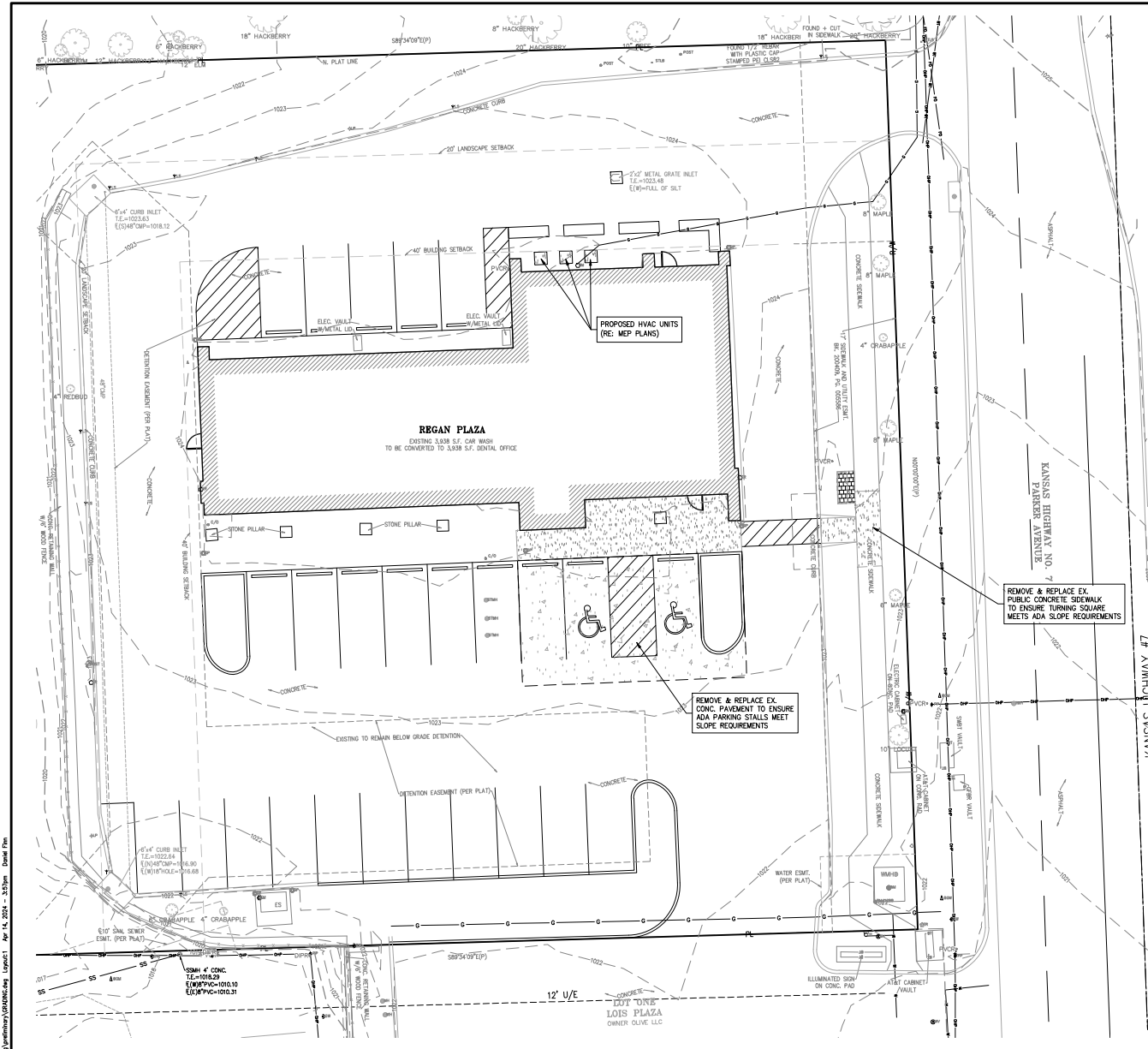


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UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

BENCHMARK:
VERTICAL DATUM = MANDIS BASED ON JOHNSON COUNTY CONTROL NETWORK BMJ 282 DATE OF STREET LIGHT AT SOUTHEAST CORNER OF N-7 AND LOULA. ELEVATION = 1032.70
1. SET "X" CUT IN TOP NUT ON FIRE HYDRANT SOUTH OF CEDAR AND WEST SIDE OF PARKER. ELEVATION = 1032.28
2. SET RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE WEST SIDE OF PARKER. ELEVATION = 1028.31

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHE, COMMUNITY NO. 220715, JOHNSON COUNTY, KANSAS, MAP NO. 2009100786, AND DATED AUGUST 3, 2009.

SITE GRADING NOTES:

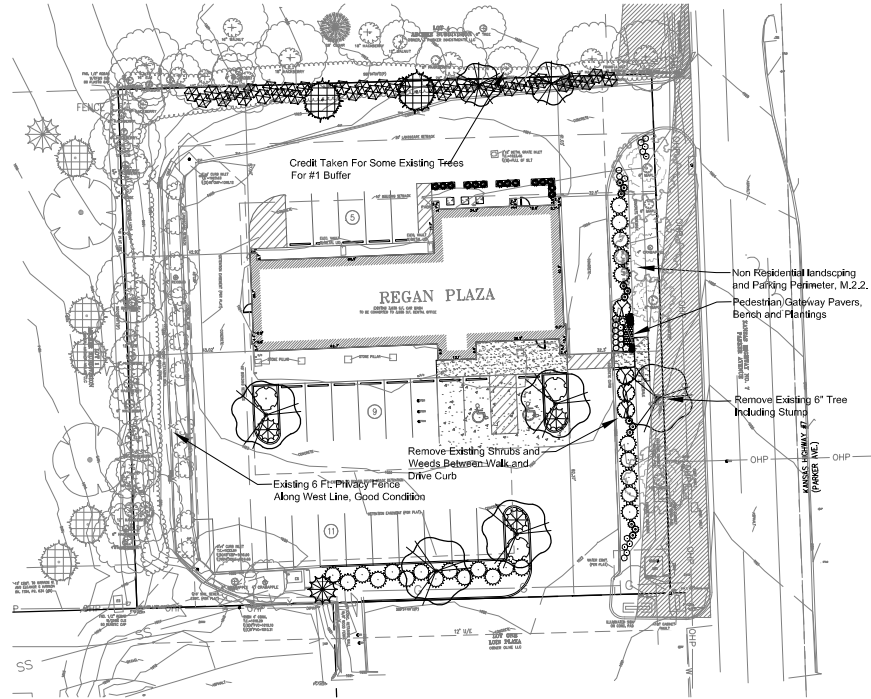
1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate final grade. Contractor shall build down subgrade to show for pavement and sub-base thickness.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made his own, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. **CLEARING AND GRUBBING:** Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all trees, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of post-stripping operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fill.
4. **TOPSOIL STRIPPING:** Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location or on adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor shall be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ILL.
5. Contractor shall adjust and/or cut existing pavement as necessary to ensure a smooth fit and continuous grade. Contractor shall ensure positive drainage away from buildings for all related and paved areas.
6. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be profiled and approved under the direction of the Geotechnical Engineer or his representative.
7. **PROFILING:** Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically profiled using a tandem one drum truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be profiled within 48 hours of paving. Unsuitable soils that are detected and that cannot be reconstructed should be over-excavated and replaced with controlled structural fill.
8. **EARTHWORK:**
A) **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are hereby incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall submit a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
B) **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
C) **FILLS:** All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet, the building and pavement construction shall not commence until as authorized by the on-site geotechnical engineer to allow for consolidation.
D) **BUILDING SUBGRADE:** As specified in the Geotechnical Engineering Report, the upper portion of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
E) **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slopes shall be bench cut providing a minimum vertical face of seven inches (7"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (over 10% measurement) unless otherwise approved by the Geotechnical Engineer for complete requirements.
F) **COMPACTION REQUIREMENTS:** The upper 8 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content of the fill of pavement and compaction shall be within a range of 0.5% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range and until the completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. At adjacent parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavement within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away exterior 2" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. **TESTING AND INSPECTION:** Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. **CLASSIFICATION:** All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. **PERMANENT RESTORATION:** All areas disturbed by earthwork operations shall be seeded, unless shown otherwise by the landscaping plan or erosion control plan.
13. **UTILITIES:** The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
14. **LAND DISTURBANCE:** The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state NPDES permit for storm water discharge associated with construction activities. Refer to project S.W.P.P. requirements.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
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- 200 — PROPOSED CONTOURS
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CITY REQUIRED NOTES:

- The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
- Plant materials which exhibit evidence of insects, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
- All landscaping is subject to periodic inspection by the Planning Official or designee.
- The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat, and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- The City may cause the removal of any dead or diseased trees, plants, and shrubs on private property within the City, when those trees, plants and shrubs constitute a hazard to life and/or property or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City.
- No tree, shrub, or woody vegetation will be planted within a distance of 10ft. from any fire hydrant of fire department connection (FDC).
- No trees will be planted within 15ft. of a street light.
- Exterior ground mounted or building mounted utilities must be screened on 3 sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.



LANDSCAPE REQUIREMENTS:

West Property Line Type 2 Buffer, 17'

2 shade, per 100'

3 ornamental per 100'

2 evergreen per 100'

35 shrubs per 100'

North Property Line Type 1 Buffer, 18'

1 shade per 100'

1 ornamental per 100'

1 evergreen per 100'

20 shrubs per 100'

South Property Line Type 1 Buffer 67/67'

1 shade per 100'

1 ornamental per 100'

1 evergreen per 100'

20 shrubs per 100'

Required	Provided
3.54 (4)	*
5.31	*
3.54 (4)	*
61.95 (62)	*

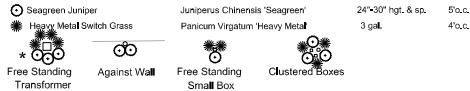
1.82 (2)	**
1.82 (2)	2
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36.4	36

1.34	1***
1.34	2***
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26.8 (27)	14***

*Existing wooded area more than satisfies required trees combined with proposed trees on the under construction apartments. Required shrubs are satisfied with existing shrubs and existing 6 ft. privacy fence in great condition.

**Existing trees along the north property line will be used as credit for any required shade trees.

***Existing wood fence negates need for any shrubs in the SW corner of the property backing up to back of adjacent apartments to the SW.



Typical Utility Box Screening Details

No Scale Note: Quantities Not Included In Plant List
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

* In case of transformer taller than 3 ft, replace Seagreens with 6 ft. Kollered Junipers

Screening Notes:

During construction when utility boxes and wall mount locations are known the Landscape Architect shall be notified to determine if any modifications need to be made in screening of utility boxes and wall mount locations.

Shrubs used for screening of utility fixtures shall be installed at an initial size of equal to the mechanical equipment and spaced to provide substantial screening.

All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping in accordance with the screening details shown on this sheet.

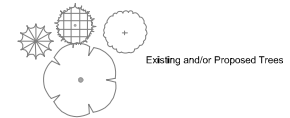
As noted on the utility plan, all above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards where possible. Where above ground electrical and/or telephone cabinets are required to be in the front or corner side yards adjacent to street right-of-way they must be screened with landscape materials in accordance with the screening details shown on this sheet.

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-013-SAFE (344-7233) to have utilities located.

CONCEPT PLANT SCHEDULE

	MEDIUM SHADE TREES Skyline Honeylocust, Lacebark Elm, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	5
	EVERGREEN TREES Hillspire Juniper, White Pine	2
	NARROW EVERGREEN TREES Caneat Juniper, Vanderwolf Pyramidal Pine	1
	ORNAMENTAL TREE Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Golden raintree, Prairie Fire Crabapple, Springsnow Crabapple	2
	SPREADER EVERGREEN SHRUB Seagreen Juniper	24
	DECIDUOUS SHRUB I Grow Low Sumac	3
	DECIDUOUS SHRUB II Centerlow Ninebark, Tiger Eyes Sumac, Prairie Fire Sumac	4
	LOW SPREADING EVERGREEN Grey Owl Juniper	3
	ORNAMENTAL GRASS TALL Feathertop Grass	22
	ORNAMENTAL GRASS MEDIUM Shenandoah Switch Grass	14
	SMALL DECIDUOUS SHRUB Gem Box Inkberry Holly	3
	LARGE ORNAMENTAL SHRUB Tiger Eyes Sumac	36
	ORNAMENTAL GRASS TALL II Morning Light Eubolia Grass	12
	GROUNDCOVER I Purpleleaf Wintercreeper	10 sf



Existing and/or Proposed Trees

NOTE:
Details and specifications to be provided
in construction documents.

SCALE 1" = 20'

Preliminary Landscape Plan Kiene Dental

355 Parker
Olathe, Kansas

LS-1



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