

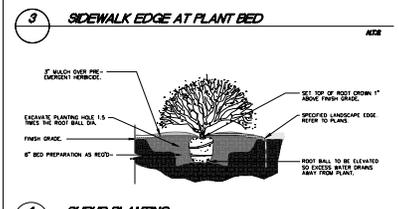
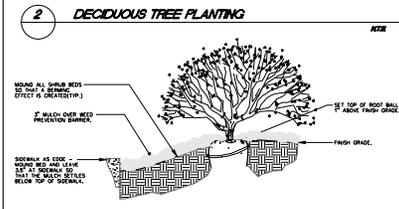
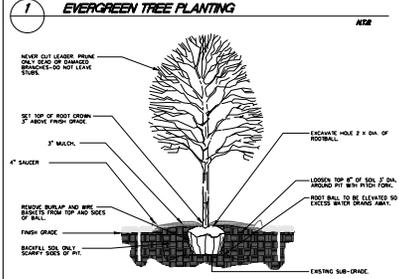
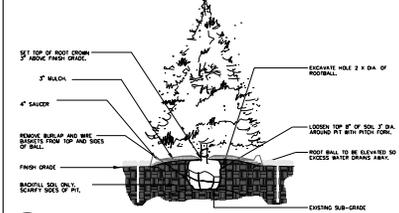
GENERAL LANDSCAPE NOTES:

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 OBSTRUCTIVE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S AMERICAN STANDARD OF NURSERY STOCK, 10TH EDITION, 2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT: ALL PLANTING IS TO BE MULCHED TO A DEPTH OF 2" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. 2" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE PLACED IN ACCORDANCE WITH STANDARD TRADE PRACTICES.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE 2" CLEARLY MARKED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE WITH PROTECTION OF THE SOIL AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE ARRIVING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING BY COVERING THEM WITH MOIST MULCH PERIODICALLY. APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DORMANT SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE UNDESIRABLE WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION REMOVE TWINE AND BURLAP FROM ROOT BALLS SOON ON TOP OF CONTAINERS OR BALLS PLANTS TO BE REDUCED TO NO COST TO THE OWNER.
5. IF PLANTING IS COMPLETED, PRUNE MINORALLY 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 GULCH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, OR COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROFESSIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNUSUALLY OR UNUSUALLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SOODED OR SEEDS AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE HEALTHY THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING, AND WEED CONTROL. SOO AND SOO SHALL BE A TURF-TYPE TALL FESCUE (5 MATS BLEND, SEED BLEND SHALL CONSIST OF THE FOLLOWING:
 - 75%-10% TALL FESCUE 90%S
 - KENTUCKY BLUEGRASS 10%
8. ALL SEEDS ARE TO BE MULCHED WITH STRAW OR HYDRALMULCH AT TIME OF INSTALLATION UNLESS HAS ESTABLISHED.



INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF OLAH, OKS AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL OR SPECIED WITH 2" TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND 1% ORGANIC MATERIAL MINIMUM ASTM D6528.
11. ALL PLANTING AREAS TO BE FREE OF ALL PLANT MATERIAL, PLANT BEDS, MULCH AND SOO EOD ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. RECTIFY FRESH GRASS TO BE WITH ALLOWABLE TOLERANCES ALLOWING 1/4" FOR SOO AND 1" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, LOGS, ROCKS, AND DEBRIS GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 2" OF DARK BROWN, HARDWOOD MULCH. EXCEPT FOR PLANT BEDS, HARDWOOD MULCH SHALL BE INSTALLED OVER EXISTING PRO-SOED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. SOO EDGES ARE TO BE SOO 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 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 PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF OLAH, OKS.
18. PROPOSERS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS. INDIVIDUAL TREES, 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 MUST BE REDUCED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

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 SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO 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 NOTICES AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACIDIC SPRAYING OVER SIDEWALKS.
 2. IRRIGATION SYSTEM SHALL CONFORM TO ALL FEDERAL, STATE AND ALL FEDERAL, STATE AND LOCAL WATER GOVERNING DESIGN AND INSTALLATION.
 3. WATERLINE TYPING, 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 METER, WATER VALVE 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 CONTROLS.
 11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATOR 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 BALVES 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 12" 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 BUT 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 DRAWINGS 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.)

PLANTING SCHEDULE

SYMBOL	QUANTITY	KEY	NAMES	SIZE
	70	LP	CADDO SUGAR MAPLE ACER SACCHARUM 'CADDO'	3.0" CAL
	71	RD	NORTHERN RED OAK QUERCUS RUBRA	3.0" CAL

- NOTE:
1. At least 6 feet of space is required between the right-of-way or sidewalk and the back of curb for the planting of street trees.
 2. No trees will be planted within 15 feet of a street light.



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The Greens at Prairie Highland 7th Plat
 Olathe, Johnson County, Kansas

Prepared with the
 assistance of the
 architect
 March 20, 2024

LANDSCAPE PLAN
 Construction Plans for:
 The Greens at Prairie Highlands 7th Plat
 Olathe, Johnson County, Kansas



Matthew J. Spontak
 MO PE 114330-0008
 KS PE 19071
 OK PE 1156
 NE PE E-114330

REVISIONS

NO.	DESCRIPTION