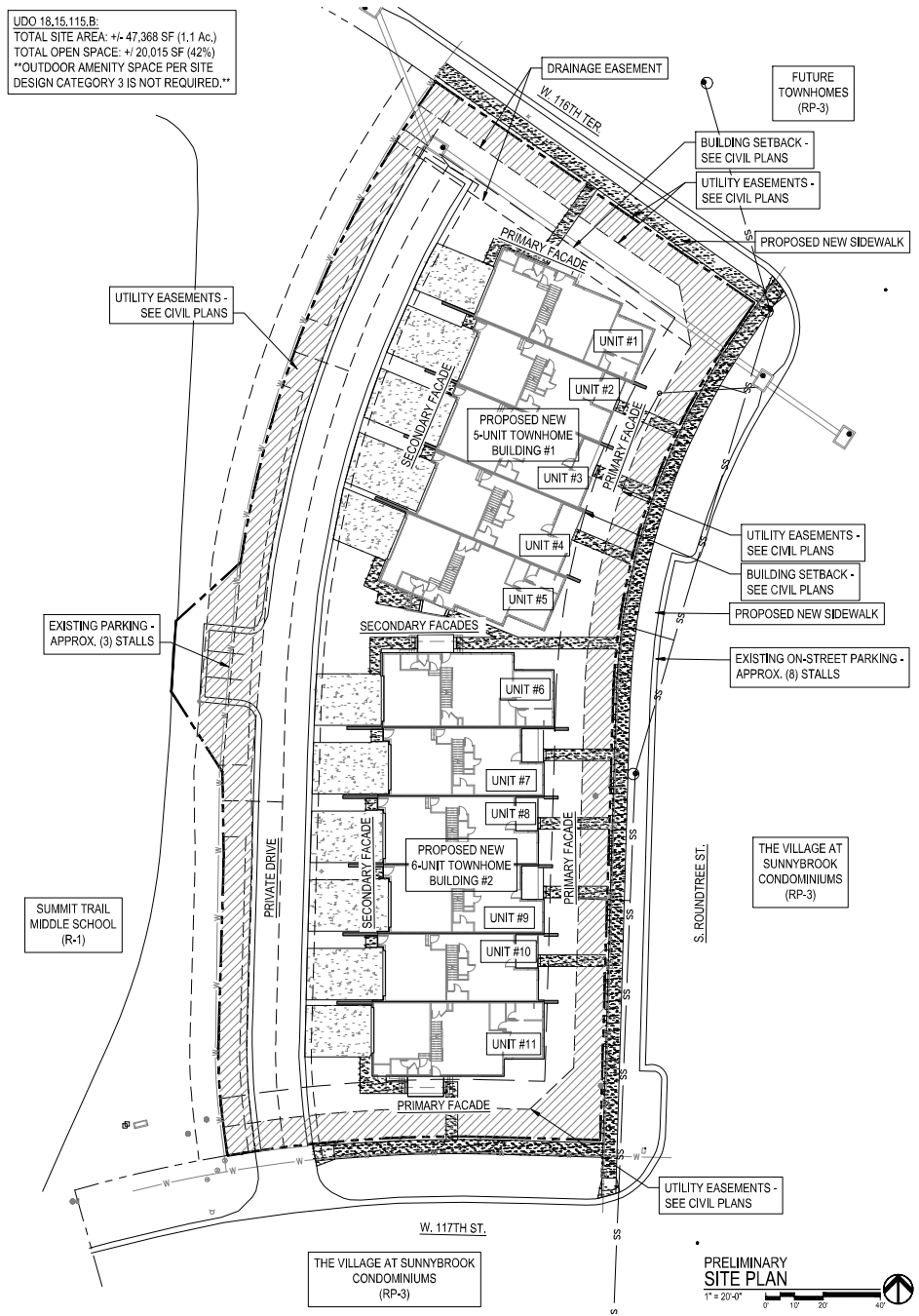


UDO 18,15,115.B:  
 TOTAL SITE AREA: +/- 47,368 SF (1.1 Ac.)  
 TOTAL OPEN SPACE: +/- 20,015 SF (42%)  
 \*\*OUTDOOR AMENITY SPACE PER SITE  
 DESIGN CATEGORY 3 IS NOT REQUIRED.\*\*



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 KANSAS, 66207  
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A NEW TOWNHOME COMMUNITY FOR:  
**SUNNYBROOK TOWNHOMES**  
 W. 116TH TER. AND S. ROUNDTREE ST.  
 OLATHE, KANSAS

DRAWING RELEASE LOG  
 • RELEASED FOR: [blank]  
 • RELEASED BY: [blank]

REVISIONS

JOB NO.  
 751624  
 DATE  
 02.19.25  
 DRAWN BY  
 JM / BH

SHEET NAME  
 ARCHITECTURAL  
 SITE PLAN  
 SHEET NO.

**SP1.00**

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

10. ALL THE LANDSCAPE PLANTINGS WILL BE INSTALLED AFTER THE CONSTRUCTION OF THE BUILDING IS COMPLETE FOR WHICH IT SERVES, AS ILLUSTRATED ON EACH OF THE L200 SERIES SHEETS. FOR EXAMPLE, ALL LANDSCAPING AT AND AROUND BUILDING A (SHEET L2.00) WILL BE INSTALLED AFTER THE CONSTRUCTION OF BUILDING A, THE ROCKET PARK

- SITE RETAINING WALL, SITE PLATFORM, ETC. AS SHOWN ON THIS SHEET IS COMPLETED. THE WALKING TRAIL BETWEEN BUILDINGS B & C WILL BE INSTALLED AFTER THE COMPLETION OF BOTH OF THOSE BUILDINGS TO AVOID DAMAGE TO THE AMENITY DURING CONSTRUCTION OF EITHER BUILDING. ALL OTHER LANDSCAPE PLANTINGS NOT SPECIFIC TO AN L200 SERIES BUILDING OR ADDITIONAL SITE PLANTINGS WILL BE INSTALLED AFTER THE COMPLETION OF FINAL TESTING OF OCCUPANCY FOR THE LAST BUILDING TO BE CONSTRUCTED. THIS METHODOLOGY IS INTENDED TO MINIMIZE POTENTIAL DAMAGE TO THE PLANT MATERIAL AND HELP TO ASSURE BETTER SURVIVAL. ADDITIONALLY, TIMING OF ALL LANDSCAPE PLANTING INSTALLATIONS WILL REMAIN SEASONALLY AND WEATHER DEPENDENT.

a. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS

- AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A. ALL PLANTS AND TREES ON THE PROPERTY SHALL BE MAINTAINED IN A HEALTHY CONDITION. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, OR DAMAGE TO THE PLANT OR SOIL ARE CREATED, DEAD, OR DROPPING SHALL BE PROMPTLY REMOVED AND REPLACED.
  - C. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING COMMISSION.
  - D. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPING AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. MAINTENANCE SHALL INCLUDE: WEEDING, WATERING, FERTILIZING, PRUNING, MOOWING, EDGING, MULCHING OR OTHER MAINTENANCE. IN ACCORDANCE WITH ACCEPTED LANDSCAPING PRACTICES.
  - E. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON THE PRIVATE PROPERTY WITHIN THE CITY. THE OWNER SHALL BE RESPONSIBLE FOR REPLACING SUCH TREES AND SHRUBS WITHIN THE CITY.
  - F. THE CITY MAY REMOVE ANY DEAD OR DISEASED TREES OR PLANTS AND SHRUBS ON THE PROPERTY THAT ARE A THREAT TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH MAY BE A THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY.

STREET TREES (18.30.130 G): 1 TREE PER 40 L.F.					
(EAST) S. ROUNDTREE STREET (LOCAL) = +/- 304 L.F./40 =	<table border="1"> <tr> <th>REQUIRED:</th> <th>PROVIDED:</th> </tr> <tr> <td>8</td> <td>8</td> </tr> </table>	REQUIRED:	PROVIDED:	8	8
REQUIRED:	PROVIDED:				
8	8				
(NORTH) W. 116TH TERRACE (LOCAL) = +/- 136 L.F./40 =	<table border="1"> <tr> <th>REQUIRED:</th> <th>PROVIDED:</th> </tr> <tr> <td>4</td> <td>1 (REDUCED DUE TO EXIST. U/E'S)</td> </tr> </table>	REQUIRED:	PROVIDED:	4	1 (REDUCED DUE TO EXIST. U/E'S)
REQUIRED:	PROVIDED:				
4	1 (REDUCED DUE TO EXIST. U/E'S)				
SITE DESIGN CATEGORY 3 (18.15.115)					

BUFFER LANDSCAPING (18.30.130 JJ):  
 SOUTH = SITE ZONING RP-3, ADJACENT ZONING RP-3 = N/A  
 WEST = SITE ZONING RP-3, ADJACENT ZONING R-1 = TYPE 3  
 TYPE 3 BUFFER = MIN. WIDTH: 20 FT, 1.5 SHADE, 1 ORNAMENTAL, 1.5 EVERGREENS, 35 SHRUBS / ORNAMENTAL  
 GRASSES PER 100 L.F., MIN. 6 FT. HIGH WALL OR BERM, (REDUCED TO EXISTING W/E's)

WEST PROPERTY LINE:	REQUIRED:	PROVIDED:
SHADE TREES = 406 L.F. / 100 L.F. = 4 * 1.5 =	6	6
ORN. TREES = 406 L.F. / 100 L.F. = 4 * 1.5 =	4	4
EVERGREEN TREES = 406 L.F. / 100 L.F. = 4 * 1.5 =	6	6
SHRUBS = 406 L.F. / 100 L.F. = 4 * 35 =	140	140 MIN.

RESIDENTIAL LOTS (18,30,130 K): 1 TREE PER DWELLING UNIT = 11 TREES

 EXISTING UTILITY EASEMENTS - SEE CIVIL PLANS



SHRUB PLANTING AREAS

 TURF AREAS

Common Name	Botanical Name	Size	Notes
<b>Columnar Trees</b>			
ARM Armstrong Maple	<i>Acer rubrum</i> 'Armstrong'	2.5' Cal	SSB
CHB Columnar Hornbeams	<i>Carpinus betulus</i> 'Fastigata'	2.5' Cal	SSB
COM Columnar Super Maple	<i>Acer saccharum</i> 'Eldonform'	2.5' Cal	SSB
HOK Heritage Oak	<i>Quercus macrocarpa</i> 'Gleanings'	2.5' Cal	SSB
RPC Columnar Royal Prince Oak	<i>Quercus robur</i> x <i>bicolor</i> 'Long'	2.5' Cal	SSB

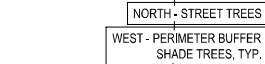
[illegible]

CNS	Columnar Norway Spruce	<i>Picea abies</i> 'Cupressina'	6' Ht.	050
ERC	Red Cedar	<i>Juniperus virginiana</i>	6' Ht.	050
NWS	Norway Spruce	<i>Picea abies</i>	6' Ht.	050
QSS	Quercus laevis (Live Oak)	<i>Quercus laevis</i> (Live Oak)	6' Ht.	050

Ornamental Trees				
CRB	Corburnel Crabapple	Malus 'Corburnel'	1" cal	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Crimpoint'	1" cal	B&B
ERB	Eastern Redbud	Cercis Canadensis	1" cal	B&B

FLD	Flowering Dogwood	Corrus Florida	1' cal	5.6.8
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	1' cal	5.6.8
MAG	Evergreen Magnolia	<i>Magnolia grandiflora</i> 'D. Blanchard'	1' cal	5.6.8
PFC	Parrotfire Crabapple	<i>Malus x 'Parrotfire'</i>	1' cal	5.6.8
RVB	River Birch	<i>Betula nigra</i>	1' cal	5.6.8
SBM	Sweetbay Magnolia	<i>Magnolia virginiana</i> v. <i>australis</i>	1' cal	5.6.8
SSC	Spring Snow Crabapple	<i>Malus x 'Spring Snow'</i>	1' cal	5.6.8
SVB	Serviceberry	<i>Aamelanchier canadensis</i>	1' cal	5.6.8
WBD	Whitebud	<i>Gonera canadensis</i> 'White Bud'	1' cal	5.6.8

NOTE: PER UDO 18.30.130.G.6. - WHEN STREET TREE SPECIES ARE SELECTED, THOSE TREES WILL BE REDUCED TO 2" CAL. AS MEASURED SIX (6) INCHES ABOVE GROUND.



WEST - PERIMETER BUFFER  
ORNAMENTAL TREES, TYP.

WEST - PERIMETER BUFFER  
EVERGREEN TREES, TYPE

S. ROUNDTREE ST

W. 117TH ST

PRELIMINARY  
LANDSCAPE TREE PLAN

JOB NO. 751624  
DRAWN BY JM / BH

SHEET NAME  
**TREE PLANTING PLAN**

SHEET NO.

**L1.00**



A NEW TOWNHOME COMMUNITY FOR:  
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OLATHE, KANSAS

**DRAWING RELEASE LOG**  
 ● 00.14.25 PDF SUBMITTAL  
 ● 00.14.25 CITY COMMENT REVISIONS

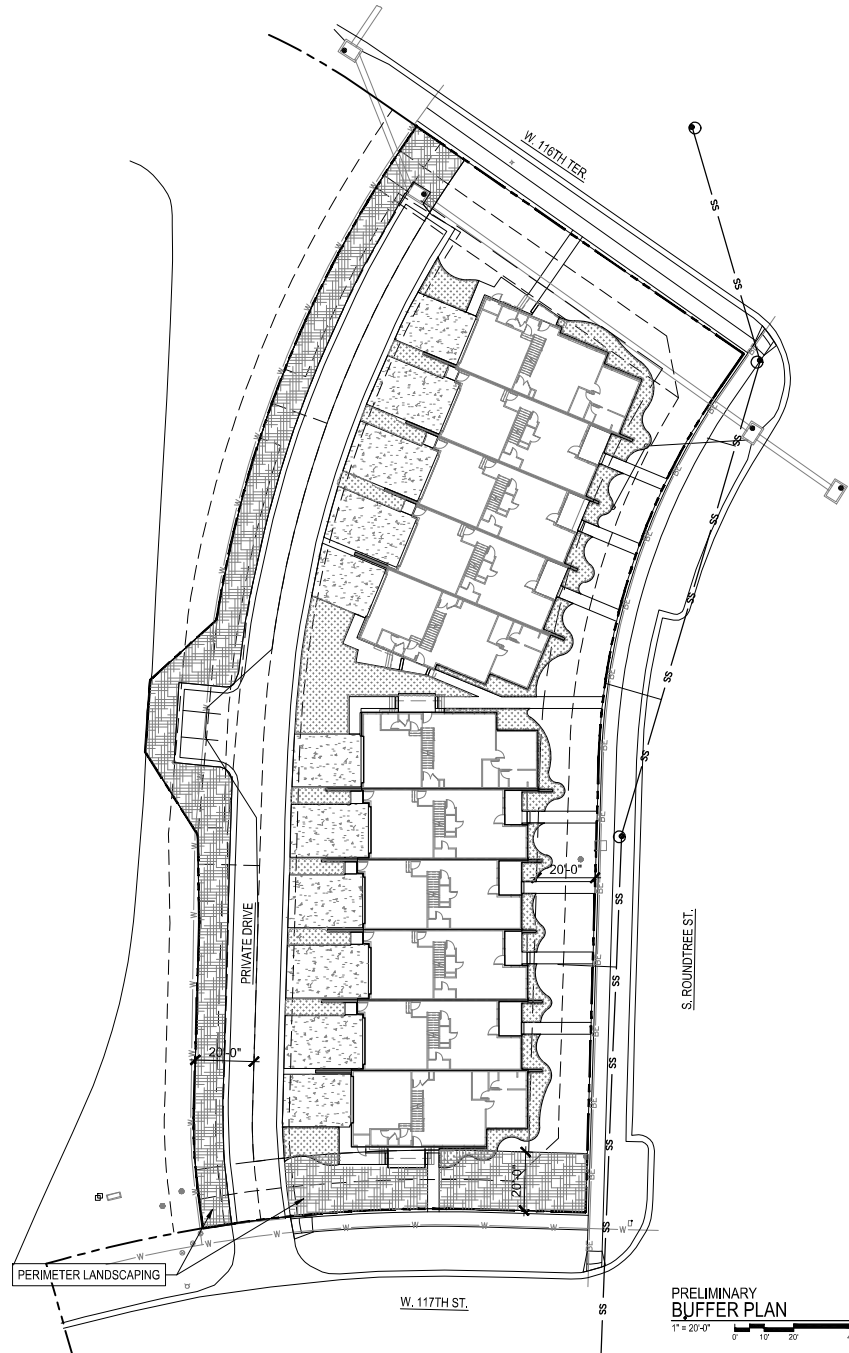
**Δ REVISIONS**

#### GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:  
A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.  
B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.  
C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.  
D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
8. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
9. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" BY MOUSE OF ROCKS OR APPROVED EQUIV. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
10. ALL THE LANDSCAPE PLANTINGS WILL BE INSTALLED AFTER THE CONSTRUCTION OF THE BUILDING IS COMPLETE FOR WHICH IT SERVES, AS ILLUSTRATED ON EACH OF THE L2.00 SERIES SHEETS. FOR EXAMPLE, ALL LANDSCAPING AT AND AROUND BUILDING A (SHEET L2.00) WILL BE INSTALLED AFTER THE CONSTRUCTION OF BUILDING A. THE POCKET PARK, SITE RETAINING WALL, SITE FLATWORK, ETC. AS SHOWN ON THIS SHEET IS COMPLETED. THE WALKING TRAIL BETWEEN BUILDINGS B & C WILL BE INSTALLED AFTER THE COMPLETION OF BOTH OF THOSE BUILDINGS TO AVOID DAMAGE TO THE MENTY DURING CONSTRUCTION OF EITHER BUILDING. ALL OTHER LANDSCAPE PLANTINGS NOT SPECIFIC TO AN L2.00 SERIES SHEET (I.E. ADDITIONAL SITE TREES) WILL BE INSTALLED PRIOR TO RECEIPT OF FINAL CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING TO BE CONSTRUCTED. THIS METHODOLOGY IS INTENDED TO MINIMIZE POTENTIAL DAMAGE TO THE PLANT MATERIAL AND HELP TO ASSURE BETTER SURVIVAL. ADDITIONALLY, TIMING OF ALL LANDSCAPE PLANTING INSTALLATIONS WILL REMAIN SEASONALLY AND WEATHER DEPENDENT.

#### BUFFER REQUIREMENTS

SITE DESIGN CATEGORY 3 - LANDSCAPE OPTIONS (000 18.18.11.3.A)  
TYPE 1: PLANTED BUFFER WITH NO FENCE OR WALL, A LANDSCAPED AREA AT THE SIDEWALK EDGE THAT IS AT LEAST TWENTY (20) FEET DEEP WITH A MINIMUM OF SEVENTY (70) PERCENT POROUS/PERMEABLE SURFACES AND FIFTY (50) PERCENT PLANTED MATERIAL.  
WEST & SOUTH (AS IDENTIFIED IN PRE-APPLICATION MEETING NOTES)  
TOTAL LANDSCAPE AREA = +/- 10,211 SF  
POROUS / PERMEABLE SURFACES = +/- 6,234 SF (61%) (REDUCED DUE TO EXISTING ACCESS DRIVE)  
PLANTED MATERIAL (TURF LAWN AND SHRUB BED AREAS) = +/- 4,234 SF (61%)



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DRAWING RELEASE LOG  
DRAWN BY: JM / BH  
REVIEWED BY: [Signature]

REVISIONS

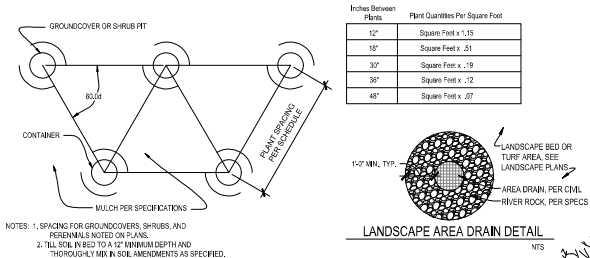
JOB NO.  
751624  
DATE  
02.19.25  
DRAWN BY  
JM / BH

SHEET NAME  
BUFFER PLAN

SHEET NO.  
L1.01

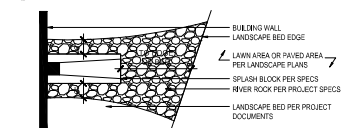
PRELIMINARY  
BUFFER PLAN

1" = 20'-0"



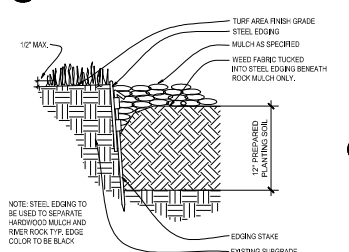
## 10 PLANT SPACING DETAIL

NOT TO SCALE



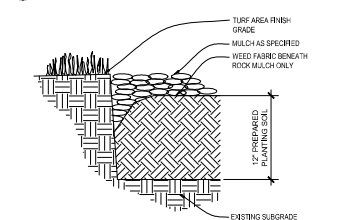
## 9 DOWNSPOUT/SPLASH BLOCK DETAIL

NOT TO SCALE



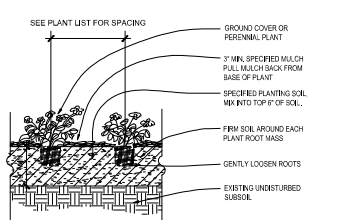
## 8 STEEL EDGING DETAIL

NOT TO SCALE



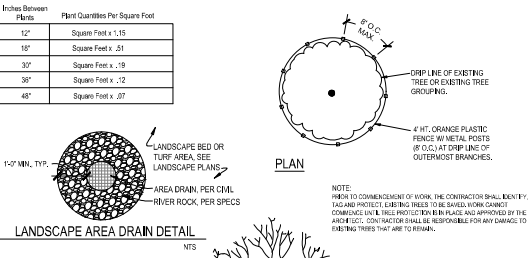
## 7 V-CUT EDGING DETAIL

NOT TO SCALE



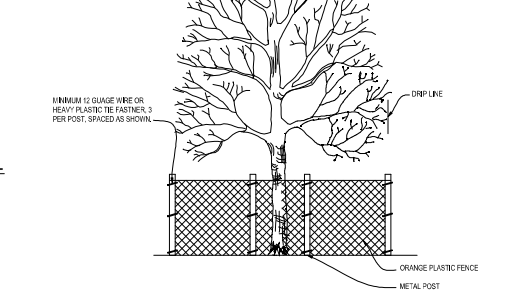
## 6 PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



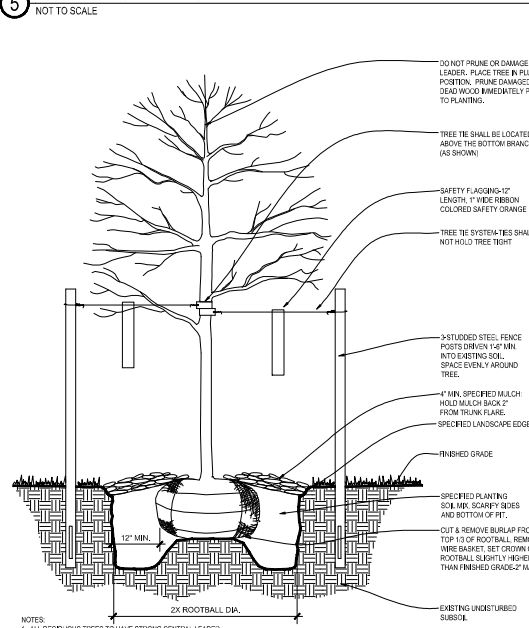
## 5 TREE PRESERVATION DETAIL

NOT TO SCALE



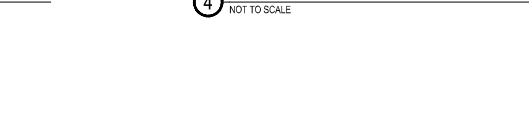
## 4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



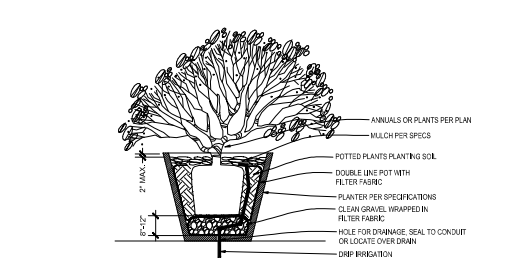
## 3 TYPICAL FREESTANDING PLANTER

NOT TO SCALE



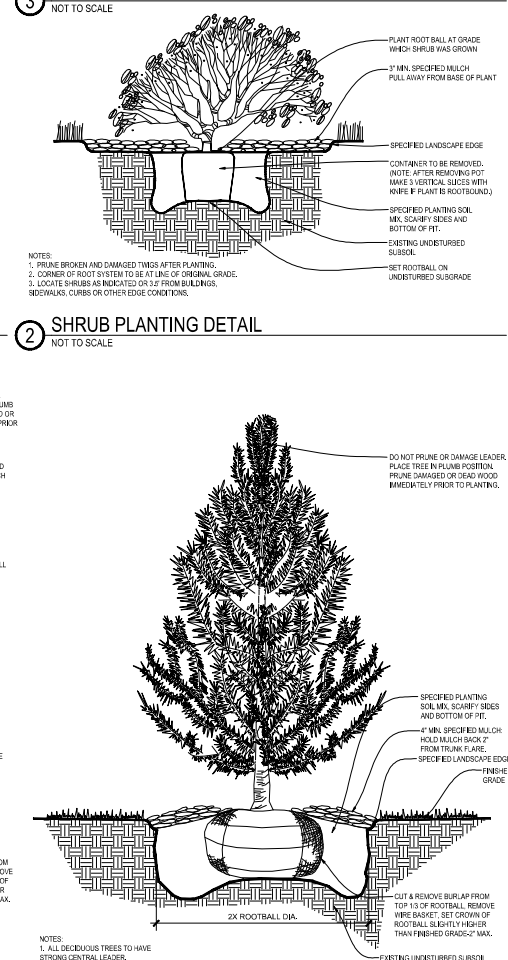
## 2 SHRUB PLANTING DETAIL

NOT TO SCALE



## 1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



## 1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

### GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, IN ORDER TO AVOID THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - GREENING GROUNDCOVER SHALL BE A MINIMUM OF 3" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE B FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BEGINNING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES A PLANT MATERIAL AS INDICATED ON PLANS AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLANS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DISCREPANCIES WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION: FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
- THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK-THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK-THROUGH.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

### UTILITIES

- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED DARK BROWN HAWTHORN CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HIDE AND WRAP ARE NOT ACCEPTABLE FOR STAKE TREES. PROVIDE THE FOLLOWING (OR APPROVED EQUAL): "SNCH TIE" BY J. LICHTENHAUSEN, "NUDA-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TIE, OR PLASTIC BINDER TIE, A TIE WITH TAPERED HEADS THAT SNAP LOCK BY A.L. LEONARD AND SONS.
- SHED SHALL BE A SUN & PARTIAL SHADE, COOL-SEASON GRASS BLEND OF 80% KENTUCKY BLUEGRASS (POA PRATENSIS), 30% SHEEP FESCUE (FESTUCA ALOPECUROS VARIETY), 10% PERENNIAL RYEGRASS (LOLIUM PERENNE), AND 10% REEDTOP AGROSTIS ALBA. SOW SEEDS AT A RATE OF 54 LBS./1,000 SQ. YARD. SEEDS SHOULD BE SOWN IN ROWS 12" APART. WATER WITH FINE SPRAY.
- SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOISTURE HEIGHT. AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN IMPROVED KENTUCKY BLUEGRASS (POA PRATENSIS) VARIETIES, A NATIVE VARIETY OF HOARGLASS, OR P.A. CO. FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM ALATIS) OR PERENNE DOMESTIC. IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 10% FINE LEAFED TALL FESCUE, AND 70% RYE. SOD SHALL BE WELL ROOTED, 3 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 25 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MINIMUM TIME FROM STIPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL, 12" THICK.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, P-3, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

### INSTALLATION

- RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
- STUMP TOP SOIL & SAVY FOR PLANTING AREAS, EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AROUND WITH PLANTING MIX. A 15-15-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING. AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUNDCOVER, SHRUBS AND TREE PLANTING.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 20% COTTON BOLL COMPOST AND 20% TOPSOIL, AND 60% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- V-CUT EDGE SHALL BE 20" TO 24" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDED HAWTHORN MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDENTATIONS TO A MINIMUM DEPTH OF 4".

### IRIGATION/IRRIGATION SPECIFICATIONS

- PROVIDE COVER COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED BEDS AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATION ALTERNATIVE: PROVIDE PLANTING BEDS WITH IRRIGATION. PROVIDE PLANTING BEDS WITH IRRIGATION MATERIALS INCLUDING EQUIPMENT, TUBING AND DETAILS TO MEET REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS. BACKLOG PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS. A MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK-THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER. AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.
- DRIP SPECIFICATIONS:
  - MINIMUM WORKING PRESSURE RATINGS:
    - PRESSURE PIPING: 150 PSI @ 100 GPM.
    - CIRCUIT AND DRAIN PIPING: 100 PSI @ 800 GPM.
  - MAIN LINE TO BE CL-300 POLYETHYLENE OR ASTM D 1113, PVC 100, SCHEDULE 40, SOCKET-TYPE FITTINGS AND SOLVENT-CENTERED JOINTS OR APPROVED EQUAL.
  - PIPE UP TO AND INCLUDING 2 1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
  - PIPE GREATER THAN 2 1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTION WITH RUBBER GASKET JOINTS.
  - THICKET BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINTS.
  - LATERAL LINES TO BE CL-300 PVC PIPE OR APPROVED EQUAL.
  - DRAIN TUBING: POLY TUBING OR APPROVED EQUAL.
  - SLEEVES: MINIMUM DIAMETER OF 2" TIMES LONGER THAN THE PIPE (OR PIPE) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2" INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
  - PLASTIC FITTINGS:
    - UTILIZED THROUGHOUT THE SYSTEM (JUNOS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES.
    - SCHEDULE 40 PVC PIPE.
    - UTILIZED FOR LATERALS & OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2001.
    - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
  - MINIMUM COVER:
    - IN LAWN AND PLANTING AREAS:
      - MAINS - MINIMUM 6" INCHES BELOW FINISH GRADE.
      - LATERALS AND CONTROL VALVES - MINIMUM 12" INCHES BELOW FINISH GRADE.
    - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
    - CLEARANCES: MINIMUM OF 6 INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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DRAWING RELEASE LOG  
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BY: JIM B. HARRIS

### REVISIONS

JOB NO.  
751624  
DRAWN BY  
JM / BH

SHEET NAME  
PLANTING DETAILS

SHEET NO.  
L3.00