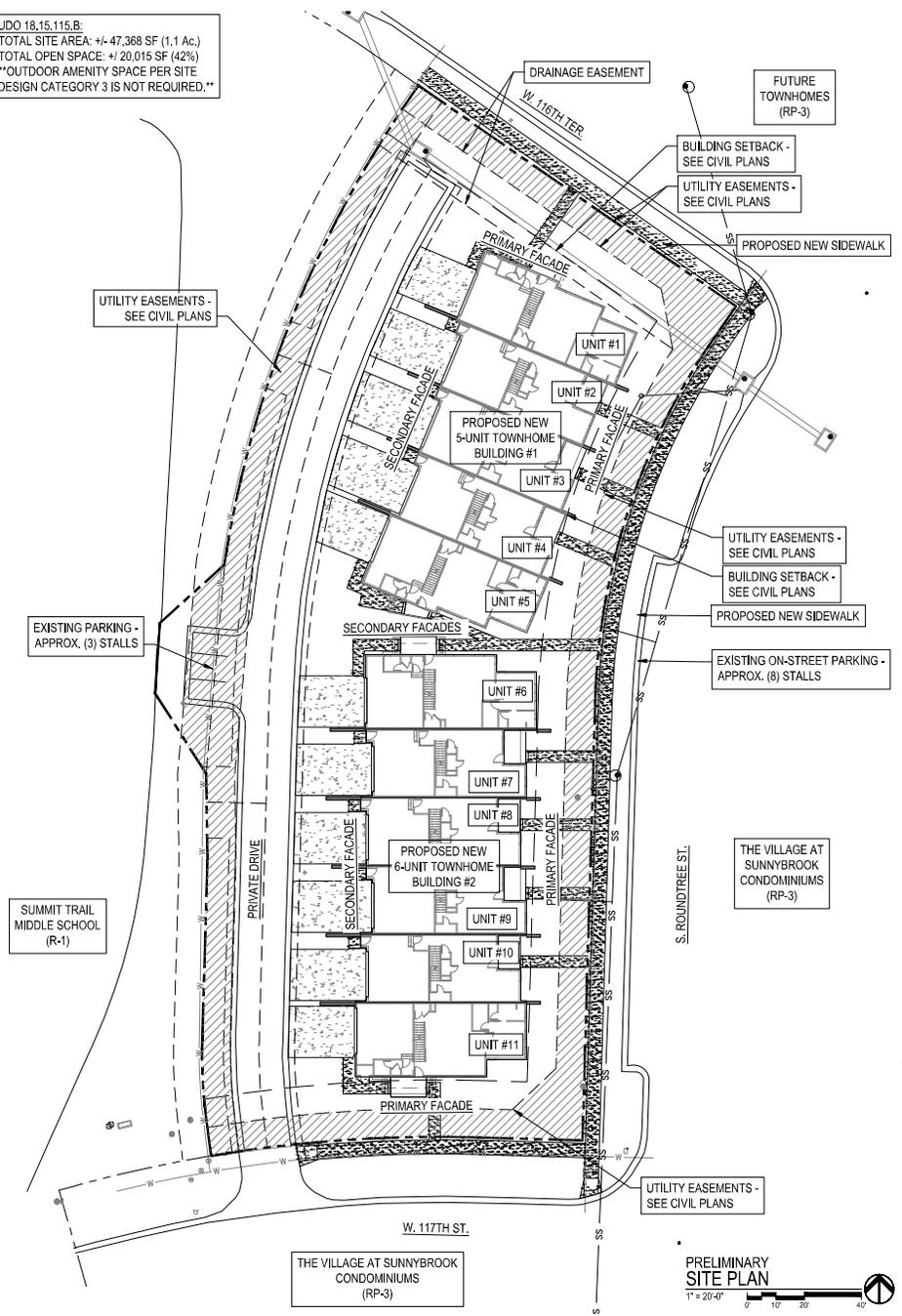


UDO 18.15.115.B:  
 TOTAL SITE AREA: +/- 47,368 SF (1.1 Ac.)  
 TOTAL OPEN SPACE: +/- 20,015 SF (42%)  
 \*\*OUTDOOR AMENITY SPACE PER SITE  
 DESIGN CATEGORY 3 IS NOT REQUIRED.\*\*

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

DRAWING RELEASE LOG  
 1/11/2019 10:00 AM  
 1/11/2019 09:00 AM

REVISIONS

JOB NO. 1751624 DATE 02.19.25  
 DRAWN BY JM / BH

SHEET NAME ARCHITECTURAL SITE PLAN  
 SHEET NO. SP1.00



THE VILLAGE AT SUNNYBROOK  
 CONDOMINIUMS  
 (RP-3)

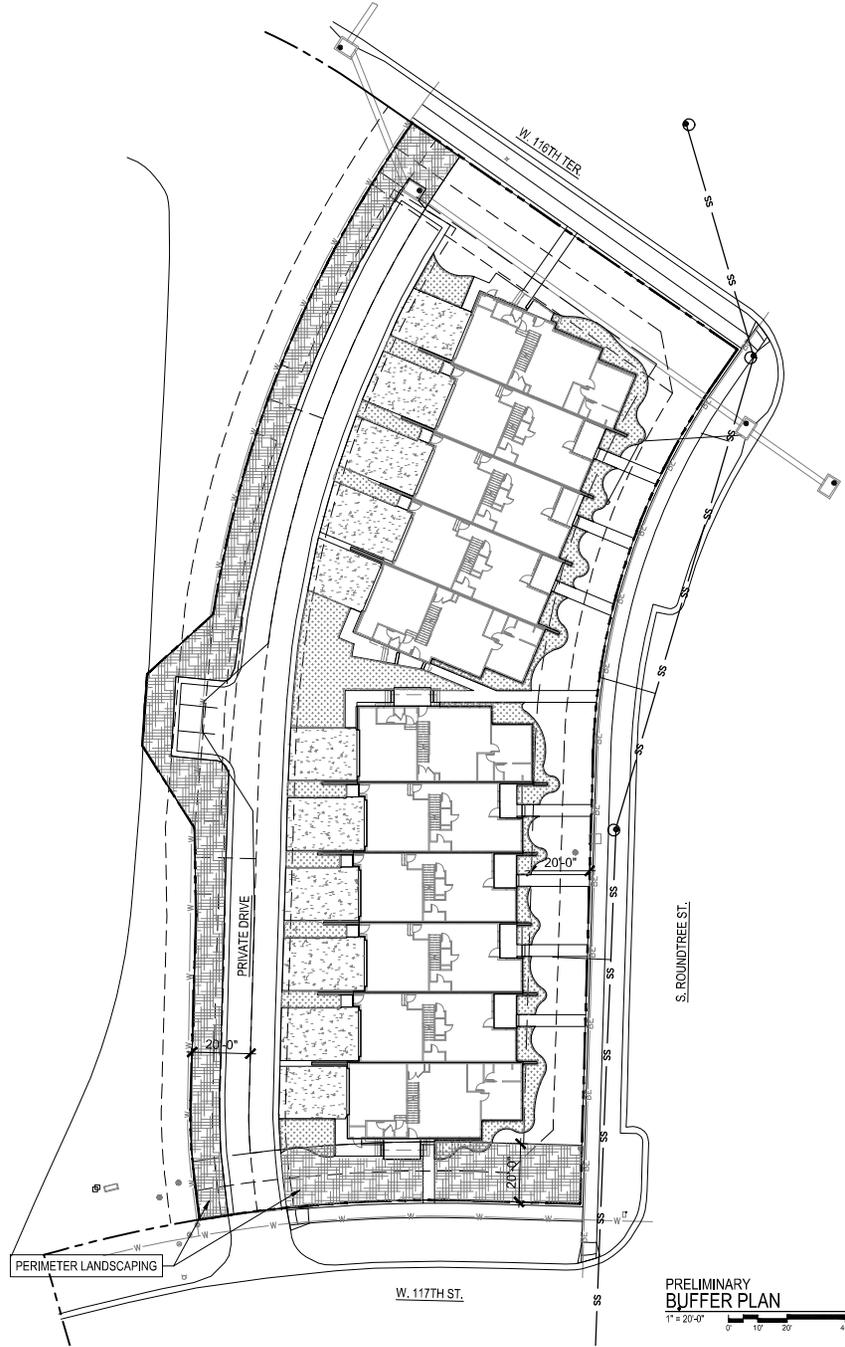


**GENERAL NOTES:**

- 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, WHICH MAY AFFECT THE PROPOSED WORK.
- 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:
  - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" 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 2' FROM PAVED 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.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- 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.
- 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.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- 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 DOCKET 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 AMENITY 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 (00018.15.15.A)  
 TYPE V 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 50 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 = 4,234 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  
 02/19/25  
 11:03:01 AM  
 JIMMY GIBSON

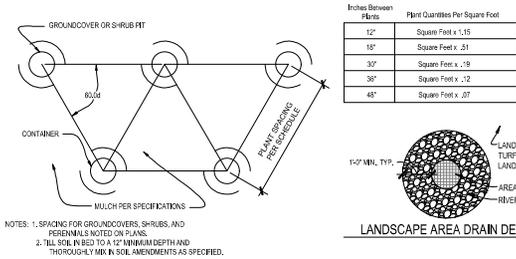
**REVISIONS**

JOB NO. 751624 DATE 02.19.25  
 DRAWN BY JM / BH

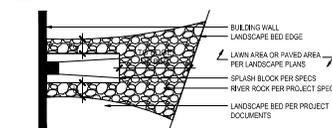
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SHEET NO. **L1.01**

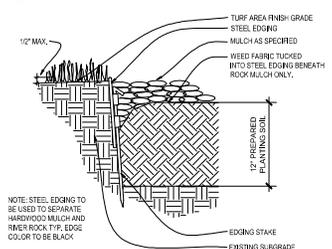
PRELIMINARY  
 BUFFER PLAN  
 1" = 20'-0"



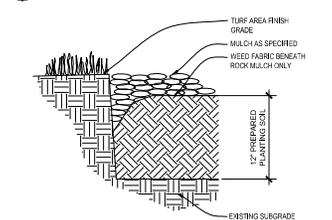
**10 PLANT SPACING DETAIL**  
NOT TO SCALE



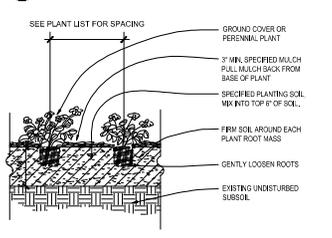
**9 DOWNSPOUT/SPLASH BLOCK DETAIL**  
NOT TO SCALE



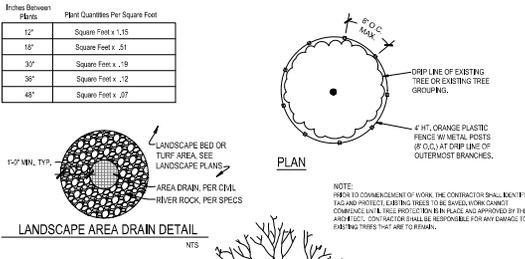
**8 STEEL EDGING DETAIL**  
NOT TO SCALE



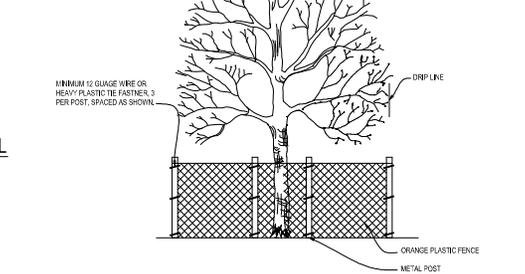
**7 V-CUT EDGING DETAIL**  
NOT TO SCALE



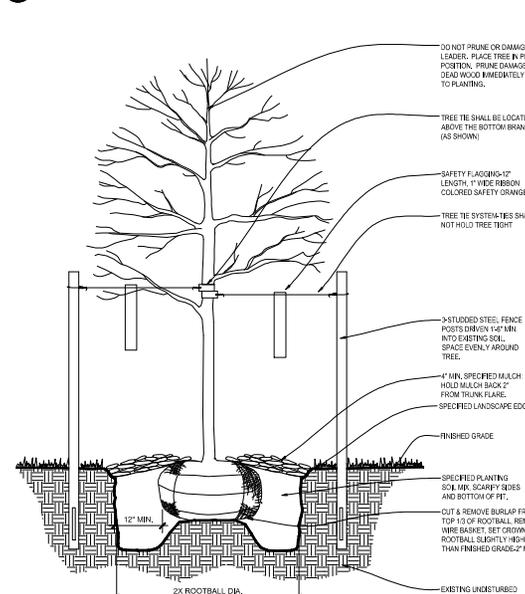
**6 PERENNIAL & GROUND COVER PLANTING**  
NOT TO SCALE



**5 TREE PRESERVATION DETAIL**  
NOT TO SCALE



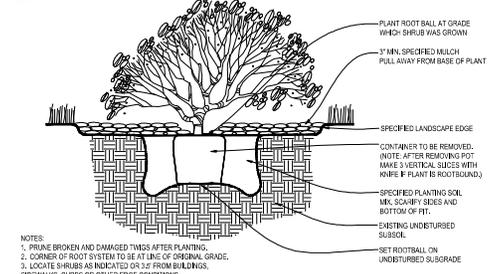
**4 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



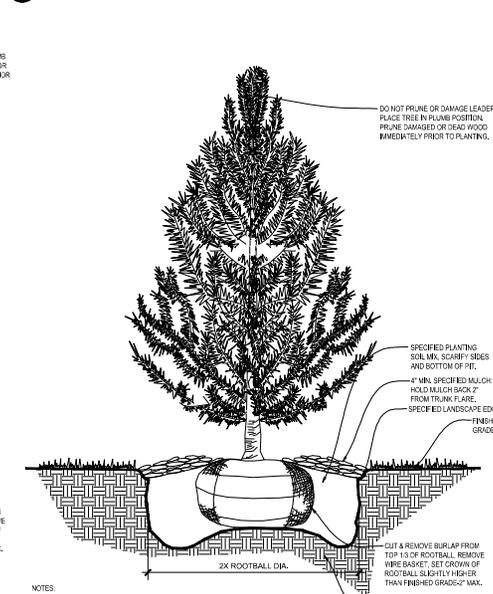
**1 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



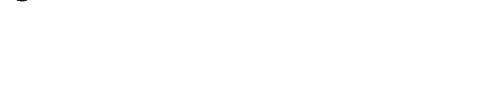
**3 TYPICAL FREESTANDING PLANTER**  
NOT TO SCALE



**2 SHRUB PLANTING DETAIL**  
NOT TO SCALE



**1 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**GENERAL NOTES**

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE/SHE SHALL CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIM/HERSELF WITH ALL CONDITIONS, IN PARTICULAR, WITH THE FOLLOWING:
  - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO OBTAIN GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
    - CREATING 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 PROVIDING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VISIT ALL PLANT QUANTITIES PRIOR TO BEING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES A PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN 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 PROCEED WITH CONSTRUCTION AS DIRECTED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO OBTAIN SUCH INFORMATION.
- 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 SHALL BE: SPRING: MARCH 15 AND FALL: SEPTEMBER 15 - OCTOBER 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 UNITS 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 SOIL PLANS FOR GRAZING INFORMATION.

**NOT FOR CONSTRUCTION**

**WATERING**

- PLANT MATERIAL SHALL BE HEALTHY, VEGEATABLE, 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.
- SHRUBBED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED BROWN HARDWOOD 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. WIRE AND WIRE ARE NOT ACCEPTABLE FOR STAKE TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "SNAP TIES" BY J. LICHTENHALS; "ADDA-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.
- SEED SHALL BE A SUN & PARTIAL SHADE, COOL-SEASON GRASS BLEND OF 50% KENTUCKY BLUEGRASS (POA PRATENSIS), 30% CHINESE FESCUE (FESTUCA RUBRA VARIETY), 10% PERENNIAL (PERGRASS SOLIDUS PERENNIS), AND 10% REED OAR (ARISTIDA ALBA). SOW SEED AT A RATE OF 5-8 LBS./1,000 SF. RAKE SEED LIGHTLY INTO TOP 1/2" OF SOIL. ROLL LIGHTLY & WATER WITH FINE SPRAY.
- SOIL SHALL BE CERTIFIED TURFGRASS SOIL COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE CUT THICKNESS, SIEVE, STRENGTH, MOISTURE CONTENT, AND NUTRIENT HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE SPECIES. SOIL SHALL BE A BLEND OF 70% LESS THAN IMPROVED KENTUCKY BLUEGRASS (POA PRATENSIS) WIRETIES; A NATIVE VARIETY OF HARDWOOD, RED, OR PALCO, ONE LEAFED TALL FESCUE (FESTUCA ARVANDIQUAE), AND RYE (LOLIUM ALP. TURAN AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINE LEAFED TALL FESCUE, AND 10% RYE. SOIL SHALL BE WELL ROOTED, 3 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOIL SHALL BE MACHINE CUT AND VEGEATIBLY GROWING (NOT DORMANT). MOISTURE FROM STEPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- STEPPING STONES SHALL BE JAMES CREEK (RECT.) INEAR OR ASHLE AS IDENTIFIED IN THE PLANS, BY HOUSE OF ROCKS OR APPROVED EQUAL, 1 1/2" 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 - OCTOBER 15.
- STUMP TOP SOIL SAVES FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. A 10-10-10 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, SHRUB BEDS AND TREE PLANTING.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PER-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 20% COTTON BALL COMPOST AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRABLE SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE OVERSIEVELY, ACID, ALKALINE OR TOUGH THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN LENGTH.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- WOUL EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL W/ CUT WITH SHREDED HARDWOOD MULCH TO GROUND.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3"; MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

**IRIGATION SYSTEM SPECIFICATIONS**

PROVIDE 20% COVERAGE CONTROL ZONE IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOIL) AND ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATION SYSTEMS: PRIOR TO INSTALLATION, PROVIDE PLANS SHOWING ALL IRRIGATION MATERIALS (SPECIALTY EQUIPMENT) SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS BACKLOG PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING HEAD & EQUIPMENT LOCATIONS & IDENTIFICATION OF ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE IT'S 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.

**IRIGATION SYSTEM SPECIFICATIONS**

- WINDUW WORKING PRESSURE RATINGS:
  - PRESSURE RATING: 150 PSI @ 100 GPM
  2. CIRCUIT AND DRAIN PIPING: 100 PSI @ 800 GPM
- MAIN LINES TO BE CLASS POLYETHYLENE, CHLORIDE FREE OR ASTM D 1781, PVC 110, SCHEDULE 40, SOCKET-TYPE FITTINGS, AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
  - PIPS UP TO AND INCLUDING 2 INCH 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 CONNECTION WITH RUBBER GASKET JOINTS.
  - SLEEVES MINIMUM DIAMETER OF 1/2" OVER THE PIPE OR FITTING SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2" INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PIPING FITTINGS:
  - UTILIZED THROUGHOUT THE SYSTEM (MANS 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 INTING FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2000.
  - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- MINIMUM COVER:
  - IN LAWN AND PLANTING AREAS:
    - MANS - 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 6 INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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DRAWING RELEASE LOG  
DATE: 02/19/25  
BY: JIM BROWN

**REVISIONS**

NO.	DESCRIPTION	DATE

JOB NO. 1751624  
DATE 02.19.25  
DRAWN BY JIM BROWN  
CHKD BY JIM BROWN

SHEET NAME: **PLANTING DETAILS**

SHEET NO. **L3.00**