

Feb 21, 2020-8:51am
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Electric
Evo Energy
P.O. Box 37
Olathe, Kansas 66061
Phone: 888.471.5275

Water
City of Olathe
1385 South Robinson
Olathe, Kansas 66061
Phone: 913.971.9311

Sewer
City of Olathe
1385 South Robinson
Olathe, Kansas 66061
Phone: 913.971.9311

Gas
Atmos Energy
25090 West 110th Terrace
Olathe, Kansas 66061
Phone: 913.254.6355

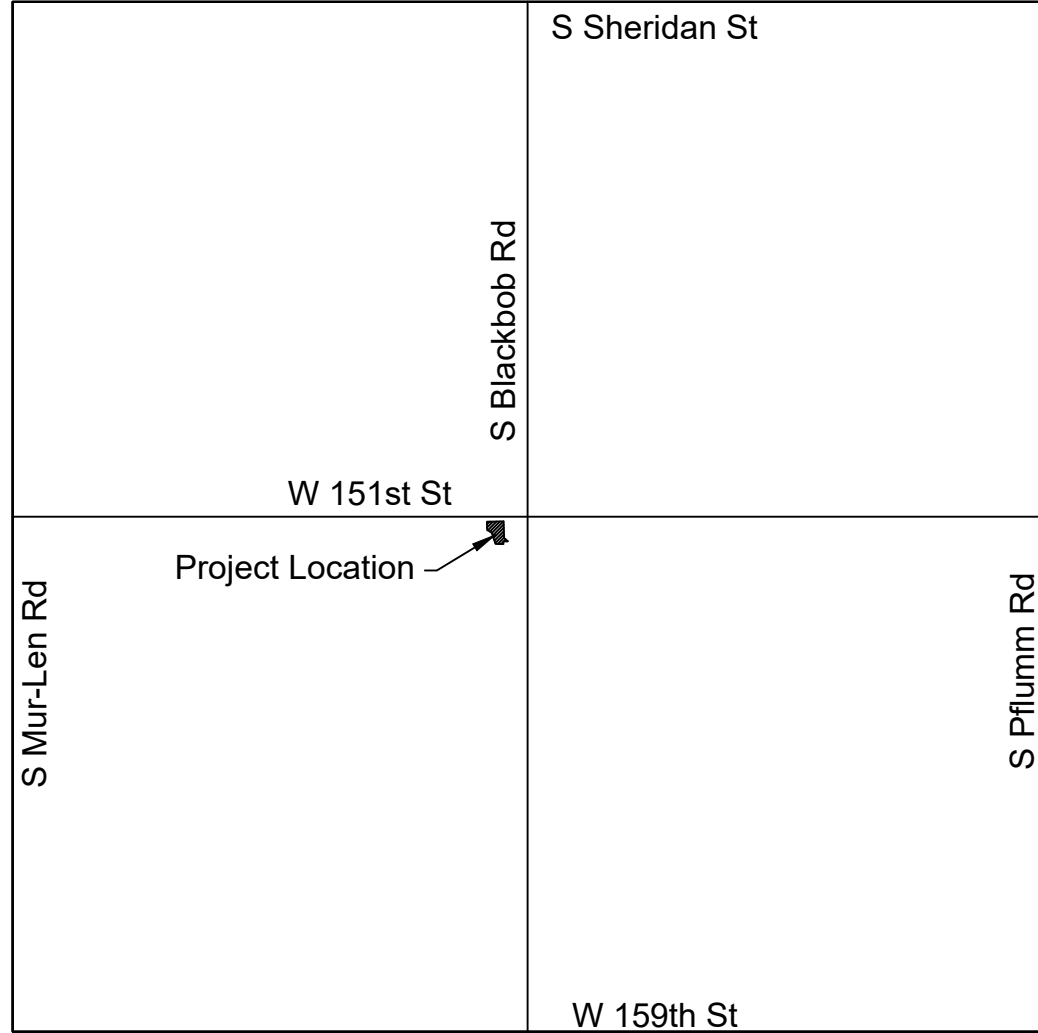
Comcast/Xfinity
15305 W 119th Street
Olathe, KS 66062
800.934.6489

Google Fiber
1814 Westport Road
Kansas City, MO
64111
866.777.7550

AT&T
9444 Nall Avenue
Overland Park, Kansas 66207
ATTN: Randy Gaskin
Phone: 913.383.4958

Consolidated Communications
14859 W. 95th Street
Lenexa, Kansas 66219
ATTN: Tim LaForce
Phone: 913.322.9953

KDHE
Scott Nightingale
Environmental Specialist
Bureau Of Environmental Remediation
1000 SW Jackson Street, Suite 410
Topeka, Kansas 66612-1367
Phone: 785.296.1666



LOCATION MAP
SECTION S8 T14S R24E
Scale 1" = 2000'

Site Benchmarks:

BM A: Set chiseled square
Elev. = 1083.22

BM B: Set chiseled square on north side of 24" concrete light pole base
Elev. = 1089.19

1. Floodplain Note:

According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0095G, revised August 3rd, 2009, this tract graphically lies in: Zone X, Area of Minimal Flood Hazard

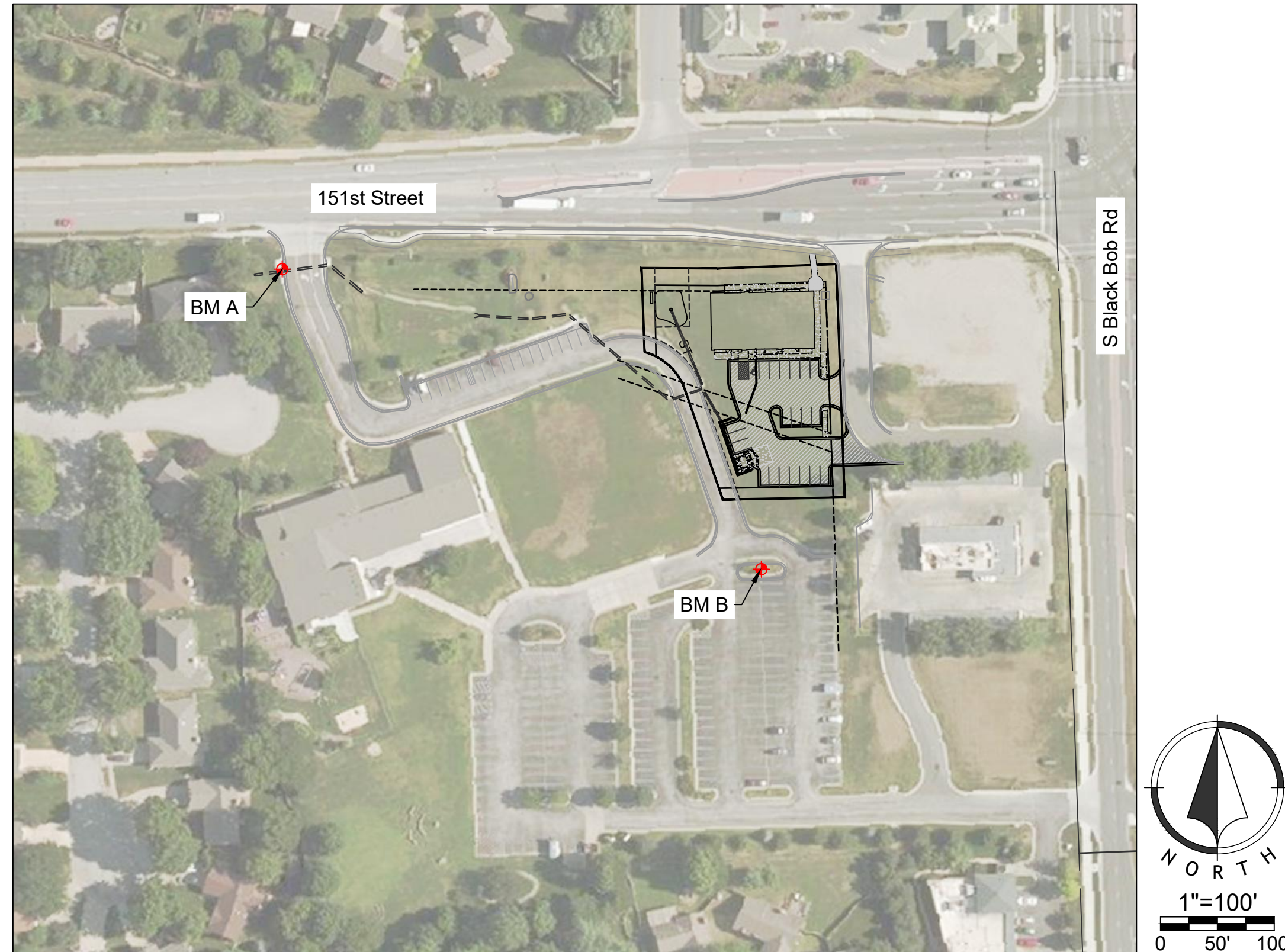
Legal Description:

All that part of Lot 1, ALDERSGATE UNITED METHODIST CHURCH, a subdivision in the City of Olathe, Johnson County, Kansas being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, said point being on the South right-of-way line of 151st Street, as it now exists;
thence South 02°02'33" East, along the East line of said Lot 1, a distance of 205.28 feet;
thence departing said East line, South 88°59'33" West a distance of 107.14 feet;
thence North 18°58'33" West a distance of 102.03 feet;
thence northwesterly, along a curve to the left having a radius of 52.00 feet and a central angle of 55°52'16", for an arc length of 50.71 feet;
thence North 02°02'33" West a distance of 74.00 feet to a point on the North line of said Lot 1, said point also being on said South right-of-way line;
thence South 89°38'57" East, along said North line, a distance of 66.27 feet;
thence North 87°57'54" East, continuing along said North line, a distance of 105.01 to the Point of Beginning, containing 29,416 square feet, or 0.675 acres, more or less.

Preliminary Development Plans For 151st & Black Bob

City Of Olathe, Johnson County, KS
Total Project Area: 0.604 Acres



LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
-----	Existing Right-of-Way Line	————	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
————	Existing Sanitary Sewer	————	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
— — —	Existing Contour Major	————	Proposed Contour Major
— — —	Existing Contour Minor	————	Proposed Contour Minor
————		-----	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

OWNER:
RH Johnson Company
4520 Madison Avenue,
Suite 300
816.268.2434

ENGINEER:
Mick Slutter, PE
1815 McGee St. #200
Kansas City, MO 64108
(816) 800-0950

SURVEYOR:
Brent Thompson, PS
132 Avvie Ave.
Kansas City, Kansas, 66103
(816) 800-0950

ARCHITECT:
Chris Hafner, AIA
4301 Indian Creek Pkwy.
Overland Park, Kansas 66207
(913) 451-9390

LANDSCAPE ARCHITECT:
Andy Gabbert, PLA
8653 Penrose Ln.
Lenexa, KS 66219
(816) 800-0950

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading Plan
C05	Utility Plan
C06	Drainage Map
C07	Erosion Control Phase I
C08	Erosion Control Phase II
C09	Erosion Control Phase III
L01	Landscape Plan
L02	Landscape Notes & Details

GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of City Of Olathe, Johnson County, KS. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of City Of Olathe, the City of City Of Olathe's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of City Of Olathe.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of KS, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and City Of Olathe, KS sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by City Of Olathe, KS.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.
- The Architect shall be responsible for specifying retaining wall block type and color. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of Kansas. Black Aluminum Fencing shall be placed on all walls with a height over 30".

Sheet
C01

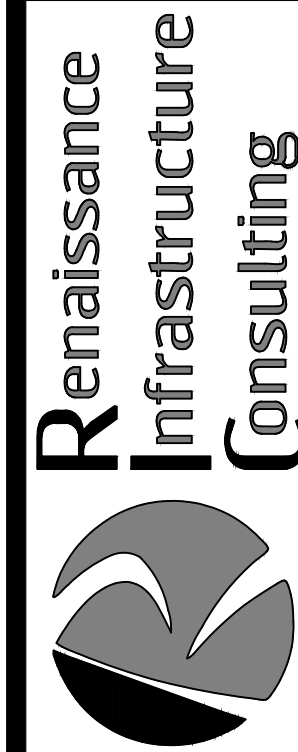
Preliminary Development Plans

19-0158

151st & Black Bob

City Of Olathe, Johnson County, Kansas

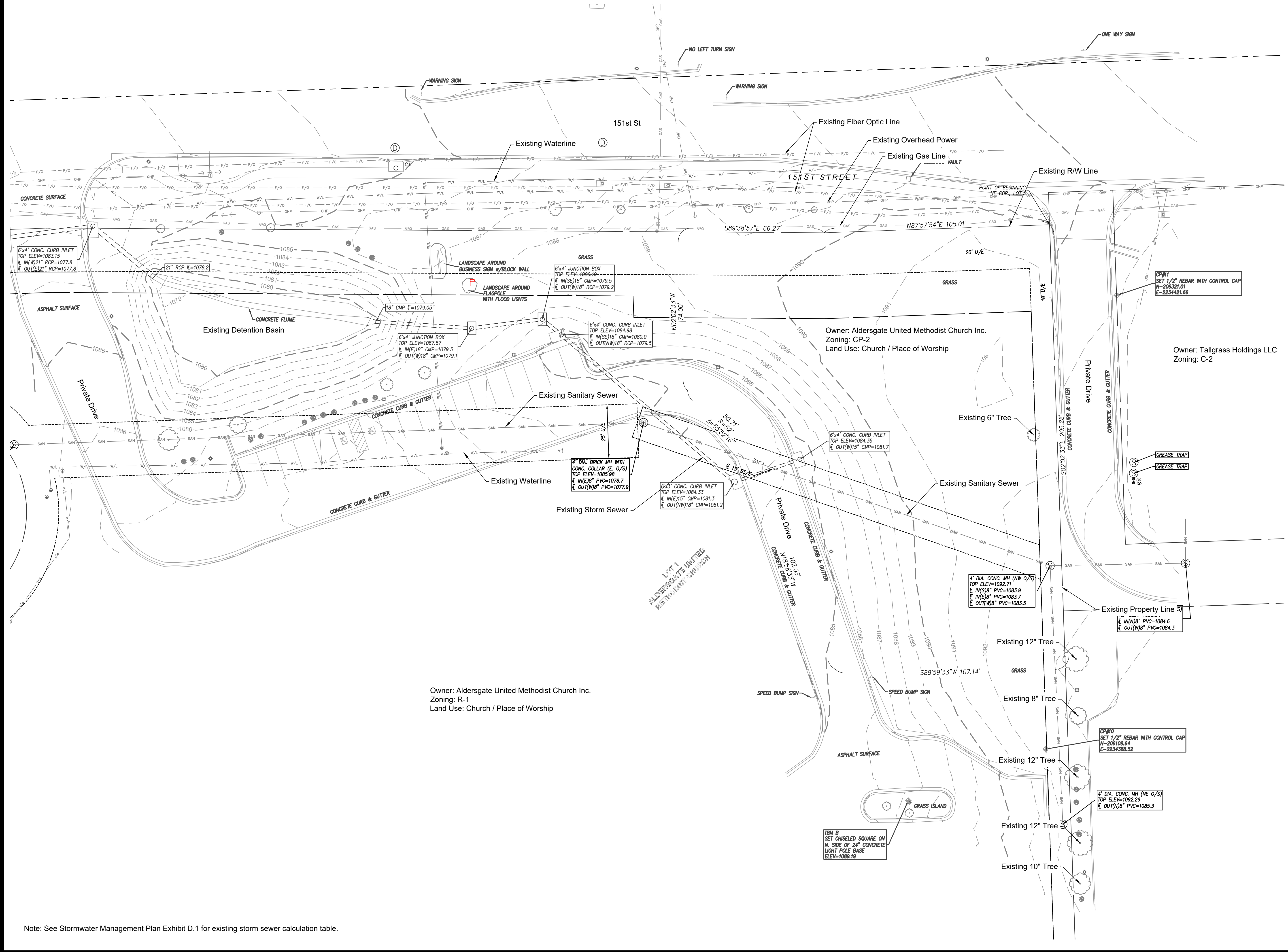
Title Sheet



1815 MCCOE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816-800-0950
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

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Note: See Stormwater Management Plan Exhibit D.1 for existing storm sewer calculation table.



Sheet
C02

Preliminary Development Plans
19-0158
151st & Black Bob
City Of Olathe, Johnson County, Kansas

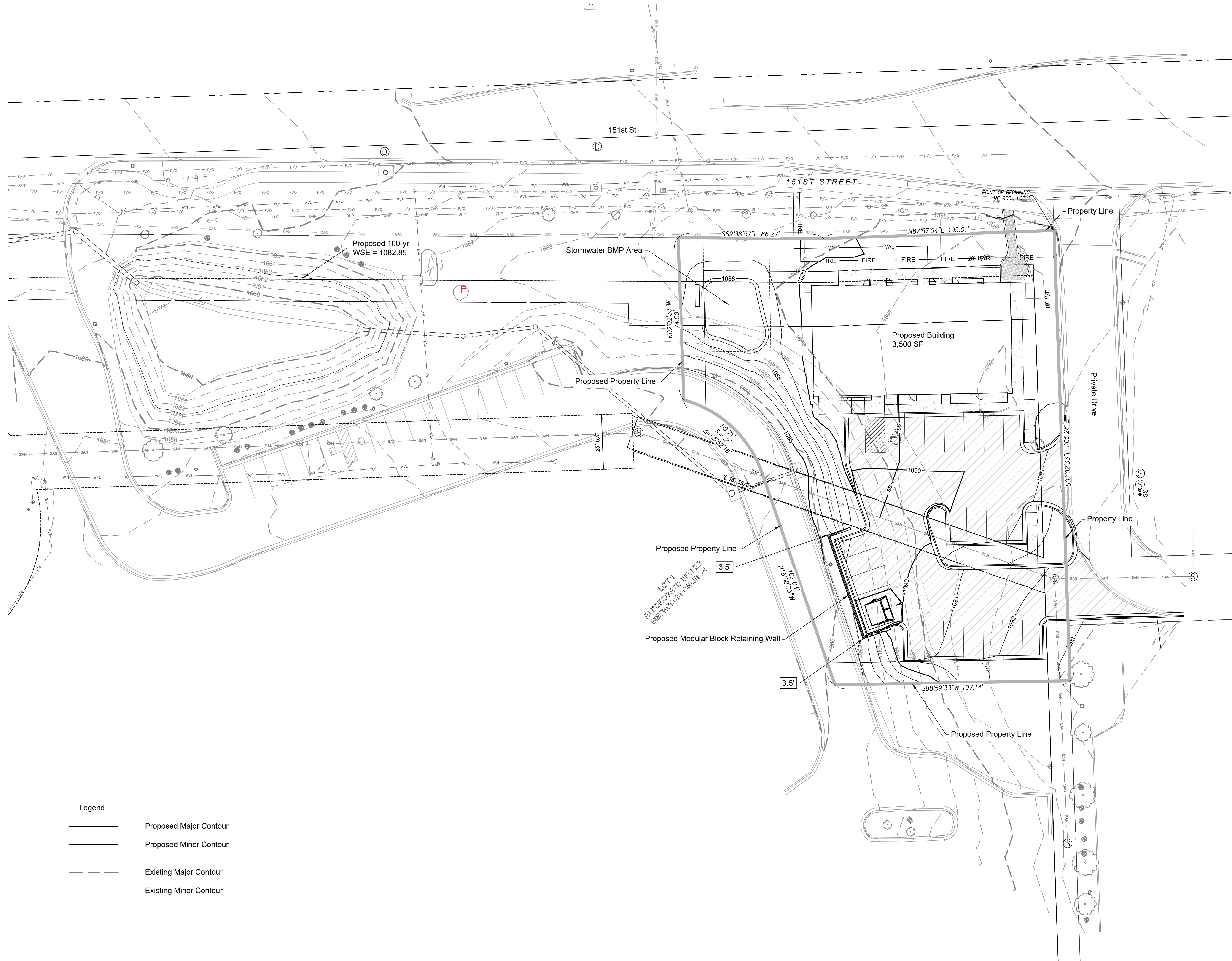
Existing Conditions

NO.	BY	DATE	REVISION
3	JGD	MES 02/21/2020	PER CITY COMMENTS
2	JGD	MES 02/14/2020	PER CITY COMMENTS
1	JGD	MES 01/15/20	ORIGINAL SUBMISSION

Renaissance
Infrastructure
Consulting

132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
913.377.9500
WWW.RIC-CONSULT.COM

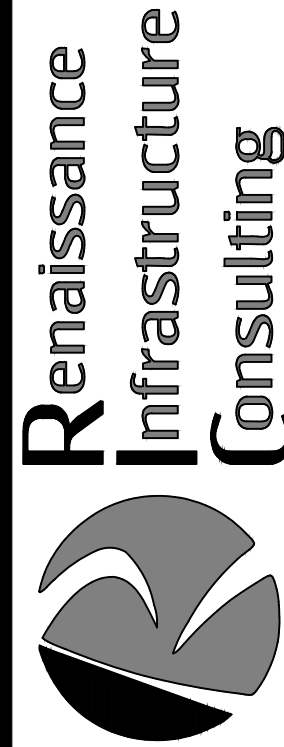
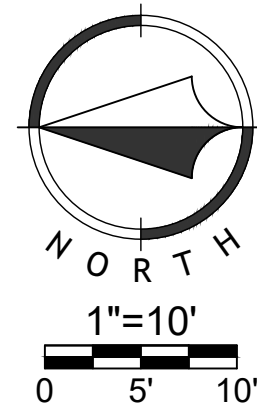
MO Certificate of Authority: E-2010033630



Legend

- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour

NO.	BY	DATE	REVISION
3	JGD	MES 02/21/2020	PER CITY COMMENTS
2	JGD	MES 02/14/2020	PER CITY COMMENTS
1	JGD	MES 01/15/20	ORIGINAL SUBMISSION



132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
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WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

NO.	BY	DATE	PER CITY COMMENTS
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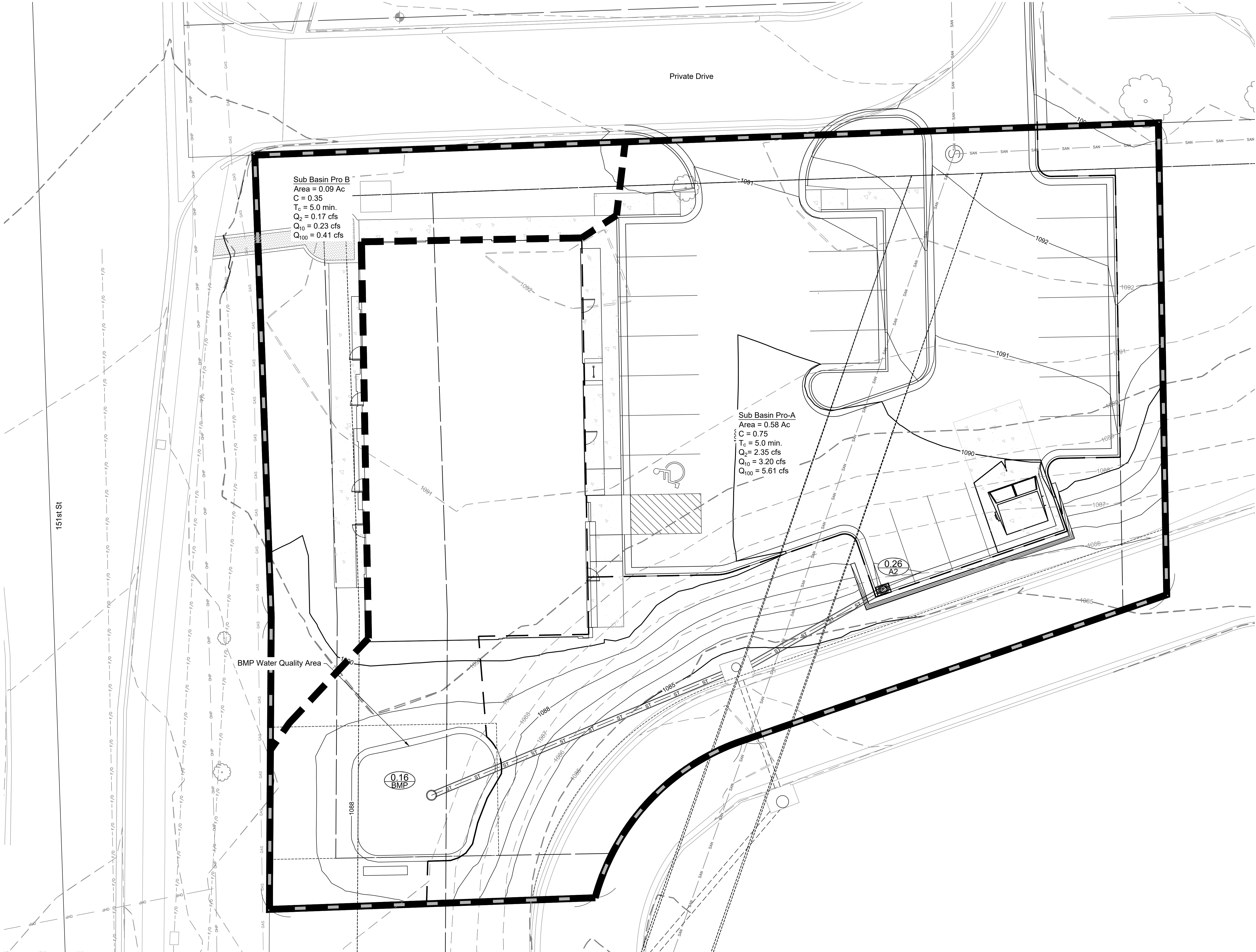
Utility Plan

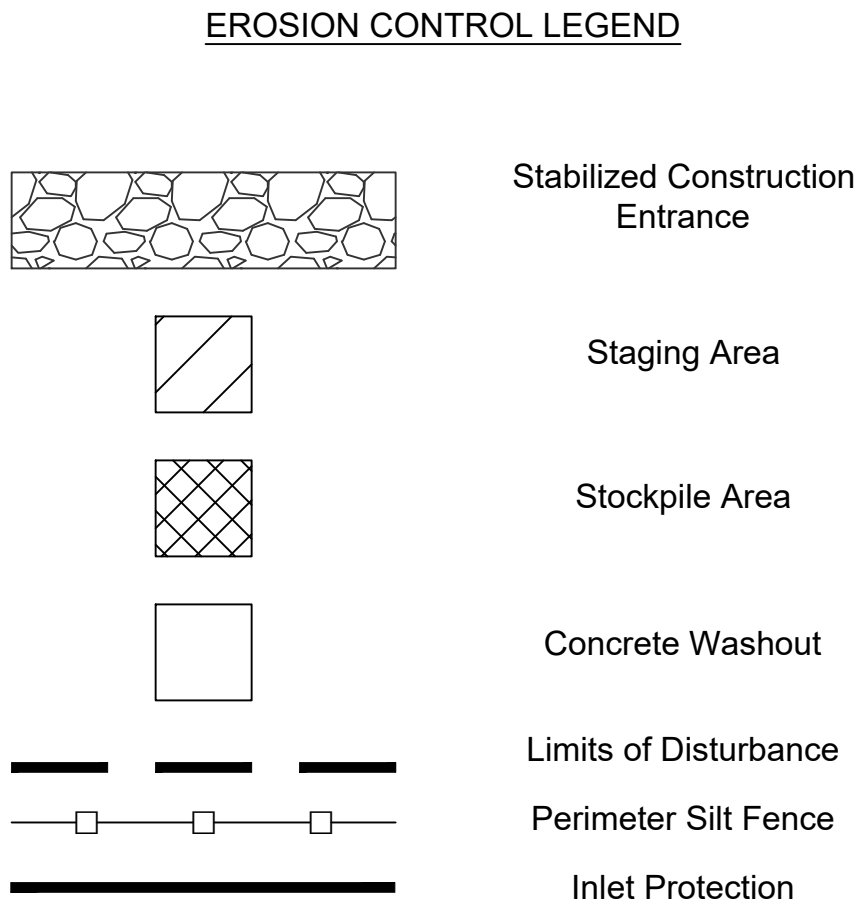
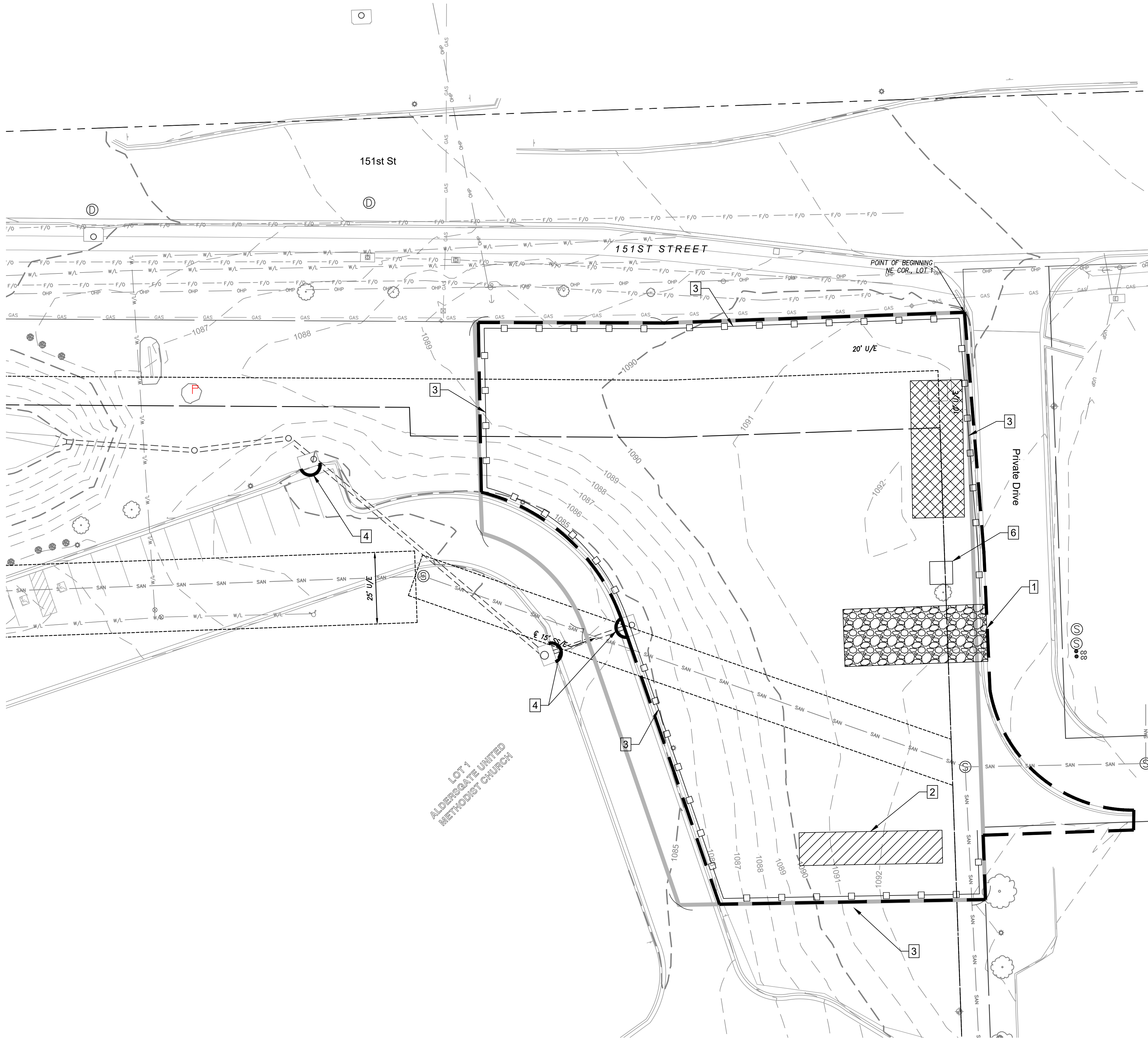
Preliminary Development Plans

19-0158

151st & Black Bob
City Of Olathe, Johnson County, Kansas

Sheet
C05



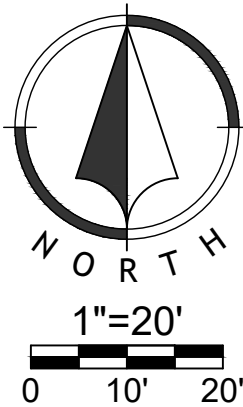


EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Specifications and Standard Design Details, of City Of Olathe, KS. If any of the general notes conflict with the Technical Specifications and Standard Design Details of City Of Olathe, KS. The Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to City Of Olathe, KS Technical Specifications and Standard Design Details.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with City Of Olathe, KS Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

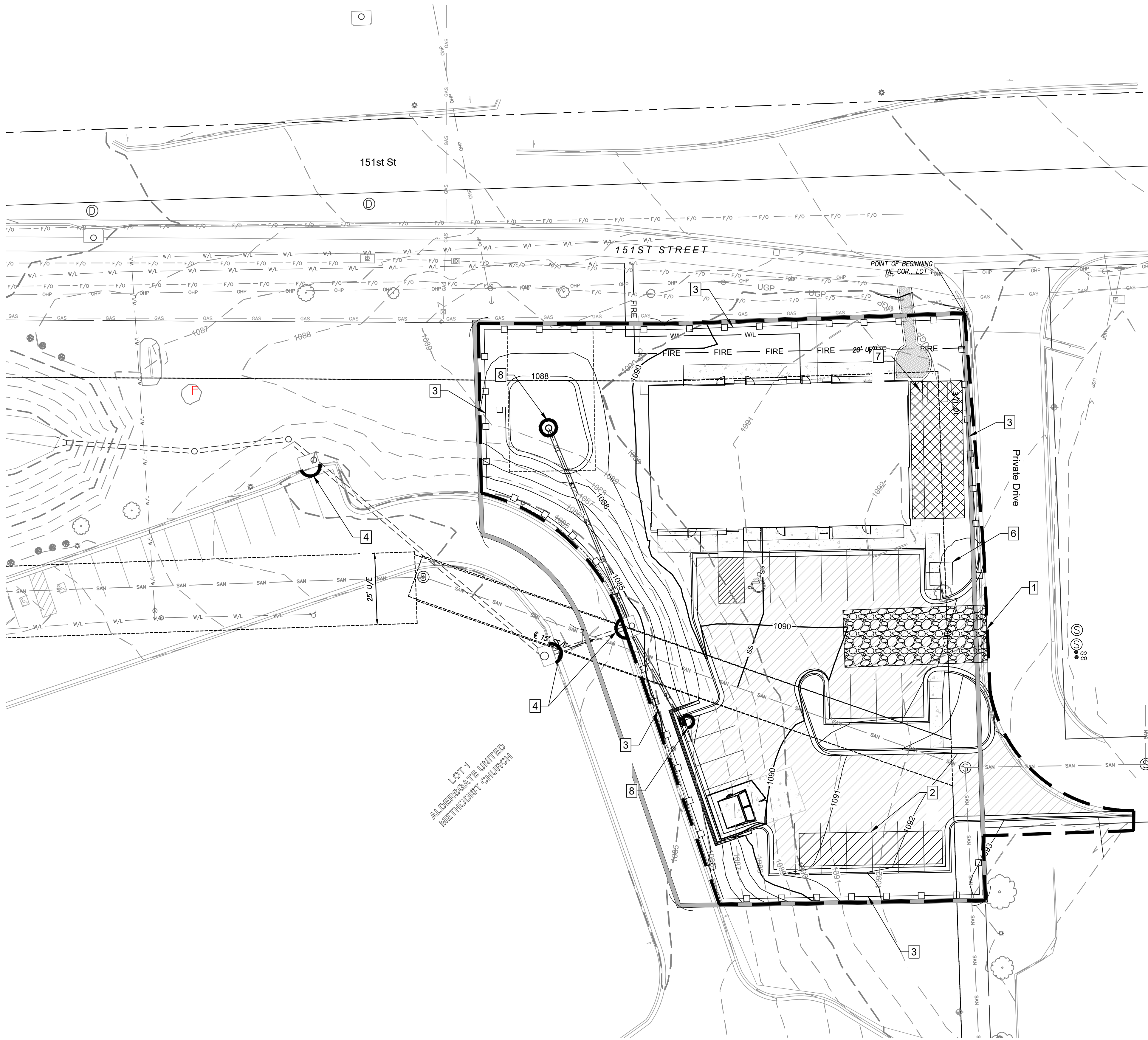
WRITTEN SEQUENCING

1. **Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

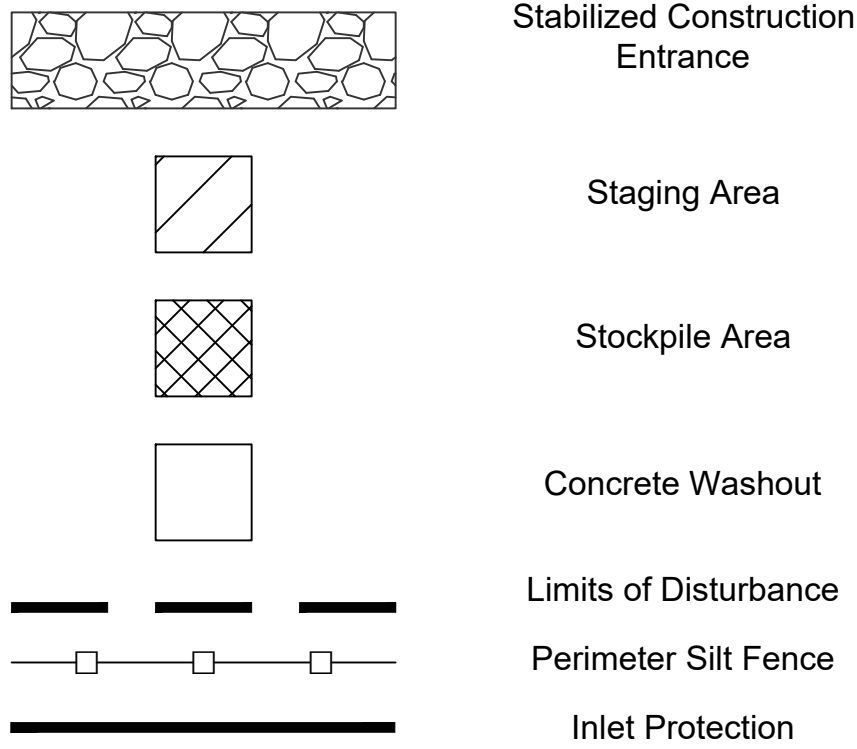


Erosion Control Phase I

NO.	BY	DATE	ORIGINAL SUBMISSION	PER CITY COMMENTS	PER CITY COMMENTS
3	JGD	MES 02/21/2020			
2	JGD	MES 02/14/2020			
1	JGD	MES 01/15/20			



EROSION CONTROL LEGEND

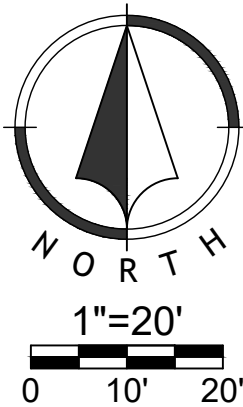


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NO.	ST	CD	DATE	ORIGINAL SUBMISSION	REVISION



Staging Area

Stockpile Area

Concrete Washout

Limits of Disturbance

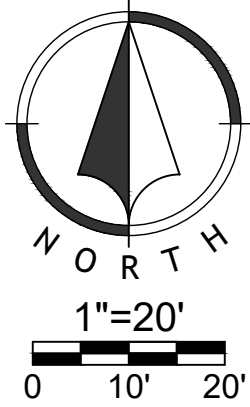
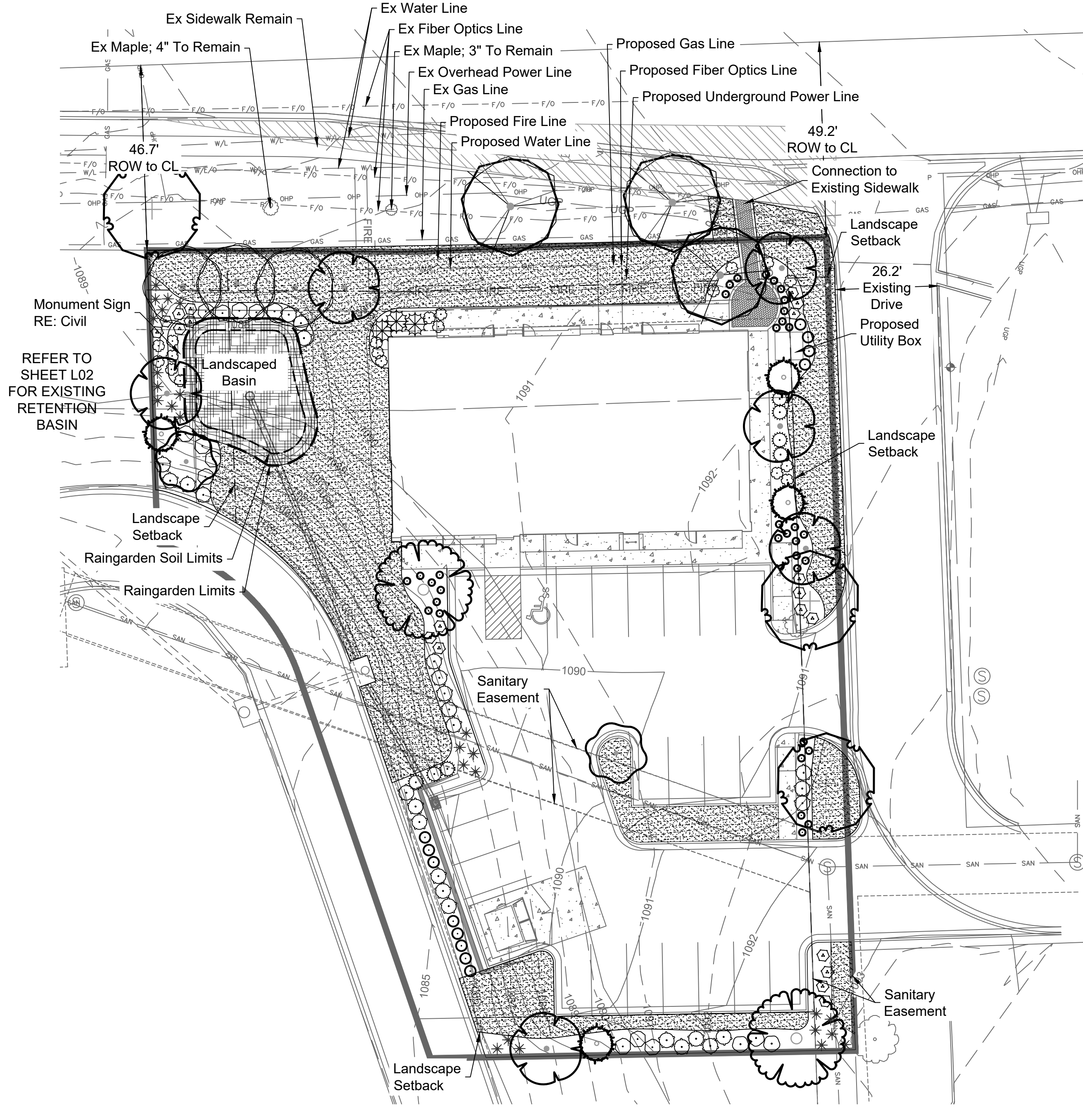
Inlet Protection

Seed/Sod

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SIGHT DISTANCE TRIANGLE DETAIL - NTS

Landscape Data

Sight Distance Triangle 25x170

Street Frontage			
Required Trees = 1/40 ft o.c.	Distance in ft:	172	Provided Trees: 5
Building Façade Plantings			
Minimum Landscape Bed = 25% LF each façade	Façade Distance in ft:	91	Provided Bed LF: 22.75
Parking Lot Perimeter Landscaping			
Required Minimum 3' ht screen	Distance in ft:	0	Provided Continuous Hedge: 0
Parking Lot Interior Landscaping			
Required 165 sf Islands = 1/20 spaces	Spaces:	22	Landscape Strip Distance in ft: 0
Required Trees = 1/Island and 1/30 LF Landscape Strip	1.1	Provided Islands: 2	Provided Trees: 0*
	0*		
Nonresidential Landscaping			
per UDO section 18.30.130.L.2	Distance in ft:	172	
Required Width in ft	10	Provided Width in ft:	
Required Shade or Evergreen Trees = 1/50 LF	3.44	Provided Trees:	4
Required Ornamental Trees = 1/150 LF	1.1467	Provided Ornamental Trees:	2

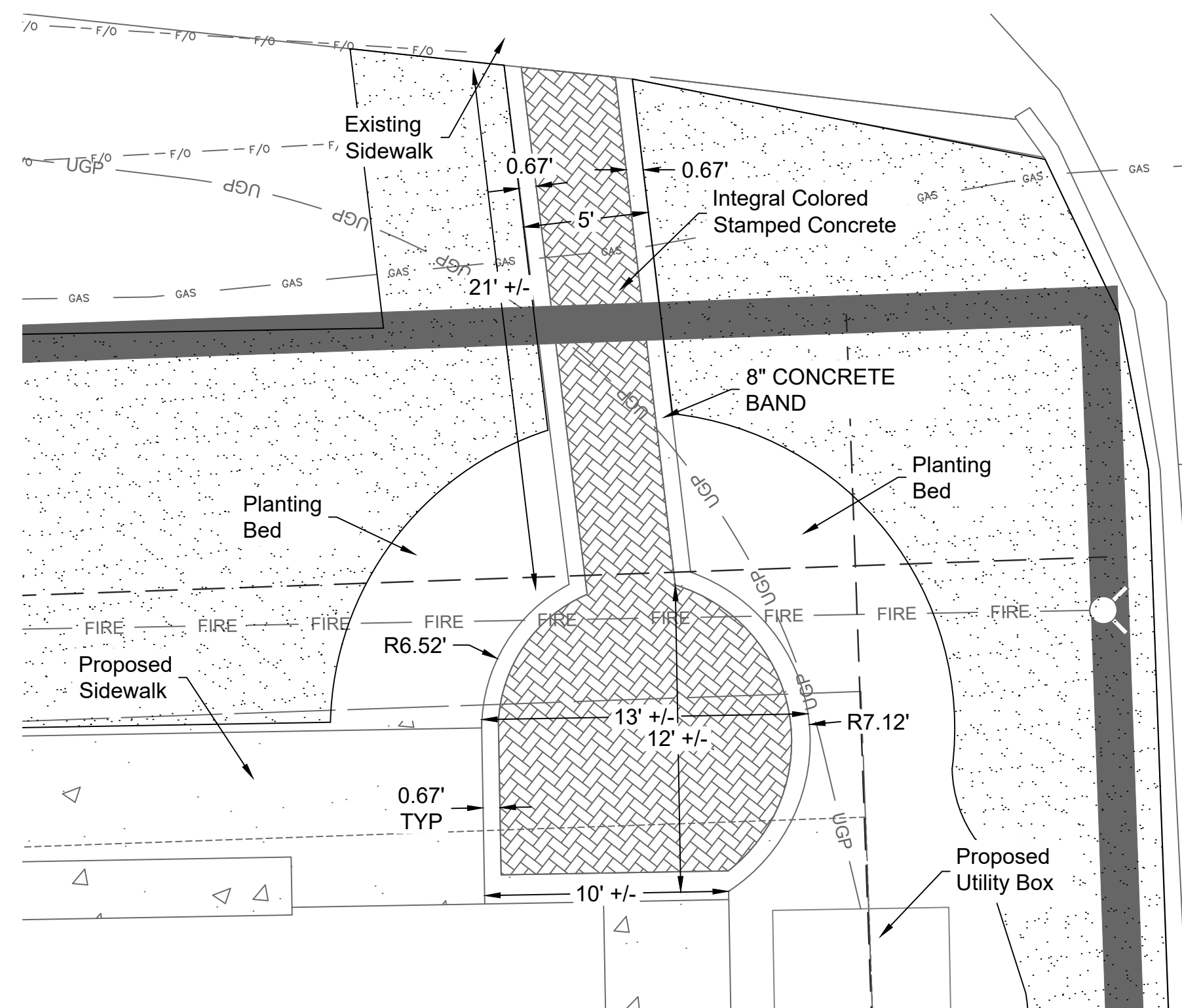
GENERAL NOTES:

1. All land area which is not paved or covered by buildings will be brought to finished grade, and planted with turf.
2. All parking areas must be screened to a minimum 3 feet in height.
3. All shrubs to be used for parking lot screening must be a minimum of 36 inches at the time of planting.
4. 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.
5. Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
6. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.

Buffer			
Type 1			
Required Width in ft	Distance in ft:	108	
Required Shade Trees = 1/100 LF	10	Provided Width in ft:	
Required Evergreen Trees = 1/100 LF	1.08	Provided Shade Trees:	2
Required Ornamental Trees = 1/100 LF	1.08	Provided Evergreen Trees:	2
Required Shrubs and Grasses = 20/100 LF	1.08	Provided Ornamental Trees:	2
	21.6	Provided Shrubs and Grasses:	22
Type 3			
Required Width in ft	Distance in ft:	85	
Required Shade Trees = 1/100 LF	20	Provided Width in ft:	
Required Evergreen Trees = 1/100 LF	1.275	Provided Shade Trees:	2
Required Ornamental Trees = 1/100 LF	0.85	Provided Evergreen Trees:	1
Required Shrubs and Grasses = 20/100 LF	1.275	Provided Ornamental Trees:	2
Required Structure = 6' Ht Wall or Berm	29.75	Provided Shrubs and Grasses:	30
		Provided Structure:	
Monument Sign Planting			
Minimum Planting Bed Width = 2.5 ft		Provided Width in ft:	2.5

PLANT SCHEDULE OVERALL LANDSCAPE

ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	1.5" Cal.		6
DECIDUOUS TREES					
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		2
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B&B	2.5" Cal.		2
	Liriodendron tulipifera / Tulip Tree	B&B	2.5" Cal.		3
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.		3
	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	2.5" Cal.		3
EVERGREEN TREES					
	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' - 8' Ht.	4
SHRUBS					
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.			12
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.			34
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 Gal.			19
	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	5 Gal.			20
	Ilex glabra / Inkberry Holly	5 Gal.			26
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.			3
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			7
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			3
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal.			12
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.			26
GROUND COVERS					
	Rain Garden / Rain Garden TBD with Final Plans	D.C.P.			264
	Turfgrass Sod Fescue Mix / Fescue Sod	SOD			7,605 sf



SIDEWALK CONNECTION DETAIL PLAN

SCALE: 1" = 10'

Sheet

L01

Preliminary Development Plans

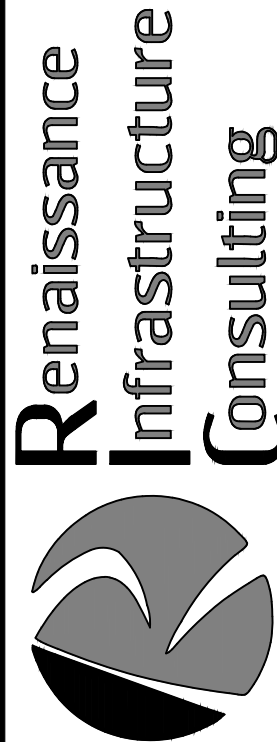
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151st & Black Bob

City Of Olathe, Johnson County, Kansas

Landscape Plan

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5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
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KS Certificate of Authority: E-1814

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONE ½" OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. CONTENTS OF SOIL SHOULD CONTAIN NO MORE THAN 15% SILT AND 15% CLAY. SOIL SHOULD ALSO CONTAIN NO LESS THAN 40% SAND. TOPSOIL SOURCE SHALL BE FROM ON-SITE MATERIALS; IF ON-SITE SOURCE IS UNAVAILABLE, SUPPLEMENT WITH IMPORTED TOPSOIL FROM A PRE-APPROVED SOURCE. ALL IMPORTED TOPSOIL MIXES SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - PLANTING BEDS:
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - FERTILIZER: 3 LBS./100SF
 - BACKFILL FOR TREES
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
- WOOD MULCH SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS, ISLANDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. ALL AGGREGATE MULCH SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL) PER THE DETAIL.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED. PROVIDE SOD OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED TO MATCH ON SITE TURFGRASS TYPE. SOD SHALL BE INSTALLED IN A PROFESSIONAL MANNER, DURING NORMAL PLANTING SEASONS FOR TYPE OF LAWN WORK REQUIRED. FINAL ACCEPTANCE OF SOD INSTALLATION SHALL BE BY THE OWNER.
- ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- A MINIMUM OF ⅓ ALL PLANTINGS SHALL BE EVERGREEN.
- TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. ALL TREE LOCATIONS NEAR UTILITY POLES SHALL BE FIELD LOCATED TO MEET THIS REQUIREMENT. TREES FOUND TO NOT MEET THIS REQUIREMENT SHALL BE MOVED AT THE COST OF THE CONTRACTOR.
- TREES, SHRUBS AND/OR WOODY PLANTS SHALL NOT BE PLANTED WITHIN 10' OF AN EXISTING OR PROPOSED FIRE HYDRANT. PLANTING NEAR HYDRANTS SHALL BE FIELD LOCATED TO MEET THIS REQUIREMENT. PLANTS FOUND TO NOT MEET THIS REQUIREMENT SHALL BE MOVED AT THE COST OF THE CONTRACTOR.
- UTILITIES BOXES & TRANSFORMERS SHALL BE 100% SCREENED FROM PUBLIC VIEW AT THE TIME OF PLANTING. UTILITY BOXES AND TRANSFORMERS SHOWN ARE FOR COORDINATION ONLY. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER OF ANY UTILITIES THAT ARE NOT SHOWN OR CONSTRUCTED PER PLAN.

LANDSCAPE MAINTENANCE

GENERAL LANDSCAPE

- BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTENANCE SHALL CONTINUE FROM INSTALLATION TO THE TIME OF SUBSTANTIAL COMPLETION, AND FOR NO LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 - CONTRACTOR SHALL SUPPLY THE OWNER A WEEKLY LOG OF MAINTENANCE ACTIVITY BEGINNING AFTER PLANTING CONTINUING THROUGHOUT THE ENTIRE MAINTENANCE PERIOD.
 - ALL LANDSCAPE SHALL BE, AT A MINIMUM, INSPECTED ONCE PER WEEK BY THE CONTRACTOR THROUGHOUT THE MAINTENANCE PERIOD.
 - LANDSCAPE WORK MAY BE OBSERVED FOR ACCEPTANCE IN PORTIONS AS AGREEABLE TO THE OWNER OR LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR OBSERVATION IS COMPLETE, INCLUDING MAINTENANCE. SUBSTANTIAL COMPLETION WILL NOT BE CONSIDERED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER THE CONTRACT.
- TREES AND SHRUBS
- MAINTAIN TREES AND SHRUBS BY PRUNING, WATERING, CULTIVATING, MULCHING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
 - WATER TREES AND SHRUBS WEEKLY TO A DEPTH EQUAL TO THE SIZE OF THE ROOTBALL OR CONTAINER WHEN PLANTED. SOIL SHOULD BE KEPT MOIST BUT NOT OVERLY SATURATED. DURING TIMES OF DROUGHT OR EXTREME HEAT, CONTRACTOR SHALL WATER ENOUGH TO SUSTAIN PLANT LIFE. THE USE OF WATER BAGS SHALL BE APPROVED BY THE OWNER PRIOR TO USE AND DOES NEGATE THE CONTRACTOR FROM INSPECTIONS OR ROUTINE MAINTENANCE.
 - RESTORE OR REPLACE DAMAGED WRAPPINGS
 - SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE FROM DISEASE AND INSECTS.

LAWNS

- MAINTAIN AND ESTABLISH LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING AND OTHER OPERATIONS AS DIRECTED BY OWNER. ROLL, RE-GRADE AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- KEEP LAWNS UNIFORMLY MOIST TO A DEPTH OF 4 INCHES BY:
 - APPLYING 1" OF WATER IMMEDIATELY AFTER SOD IS LAID
 - APPLYING ½" MINIMUM PER DAY FOR THE NEXT 14 DAYS
 - WATERING THE LAWN AT A RATE OF 1" PER WEEK THROUGHOUT THE MAINTENANCE PERIOD. WATER SHALL NOT BE DISTRIBUTED IN ONE APPLICATION
 - DURING DROUGHT OR EXCESSIVE HEAT, CONTRACTOR SHALL APPLY WATER IN AN AMOUNT NEEDED TO SUSTAIN THE TURF.
- MOW LAWNS AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT NORMAL (SEASONAL) HEIGHT FOR PRINCIPAL SPECIES PLANTED. REPEAT MOWINGS AS REQUIRED TO MAINTAIN HEIGHT WITHOUT CUTTING MORE THAN 30 PERCENT OF THE GRASS HEIGHT. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET.
- POST FERTILIZATION: APPLY FERTILIZER TO LAWN AFTER FIRST MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 LB. PER 1000 SF OF LAWN AREA. WATER FERTILIZER INTO SOIL AS DIRECTED BY THE MANUFACTURER.

PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL

PLACE SHRUB SO CROWN IS AT SOIL LEVEL

PROVIDE MULCH CONTAINMENT EDGE ADJACENT TO HARDSCAPE; RE: DETAIL

CURB, WHERE APPLICABLE; MAINTAIN A MINIMUM OF 4" TO CENTER OF ROOTBALL FROM BACK OF CURB

4" MIN.

INSTALL 3" OF HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT

FILL PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER

SCARIFY PIT BOTTOM (MIN. 6")

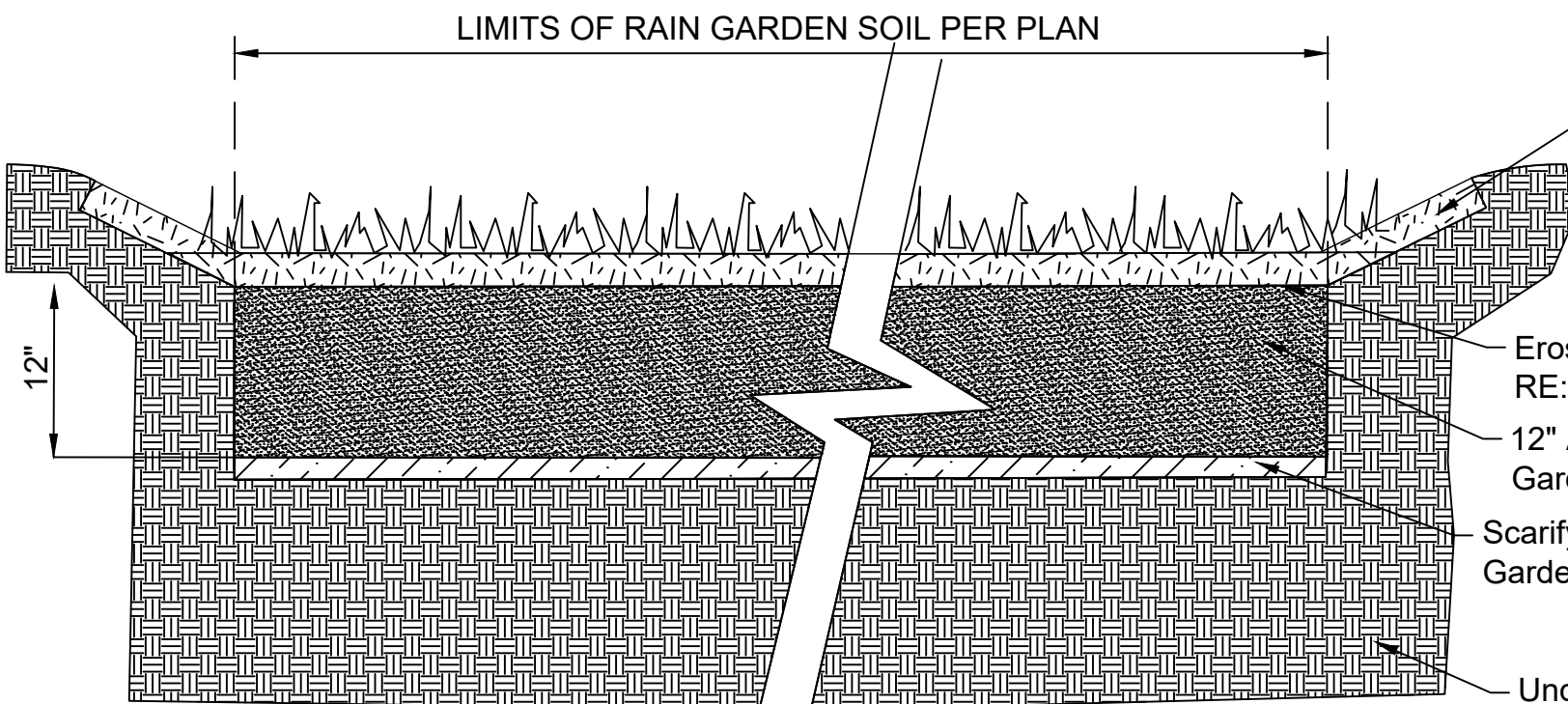
2 x CONTAINER DIA.

SECTION

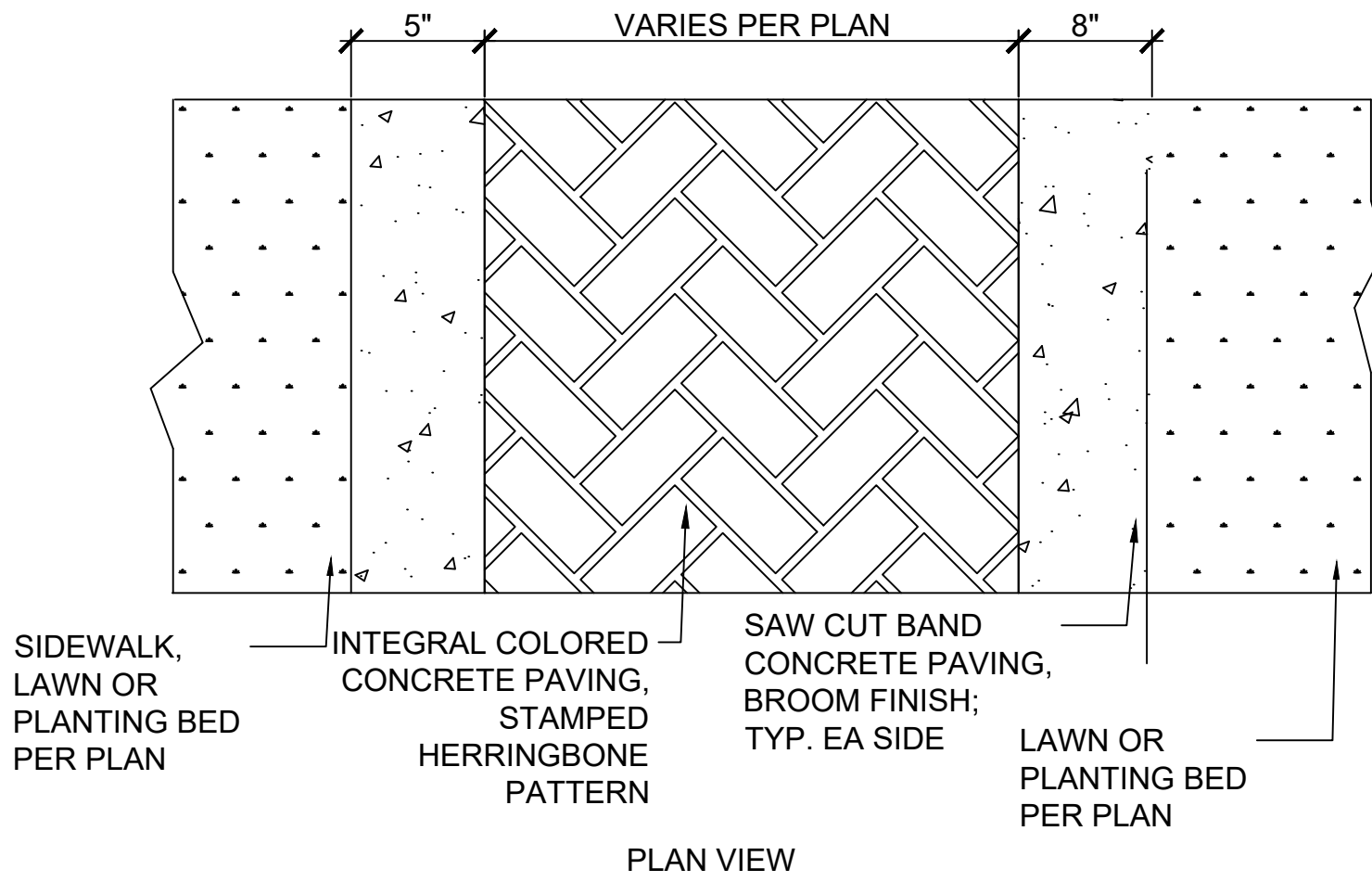
NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

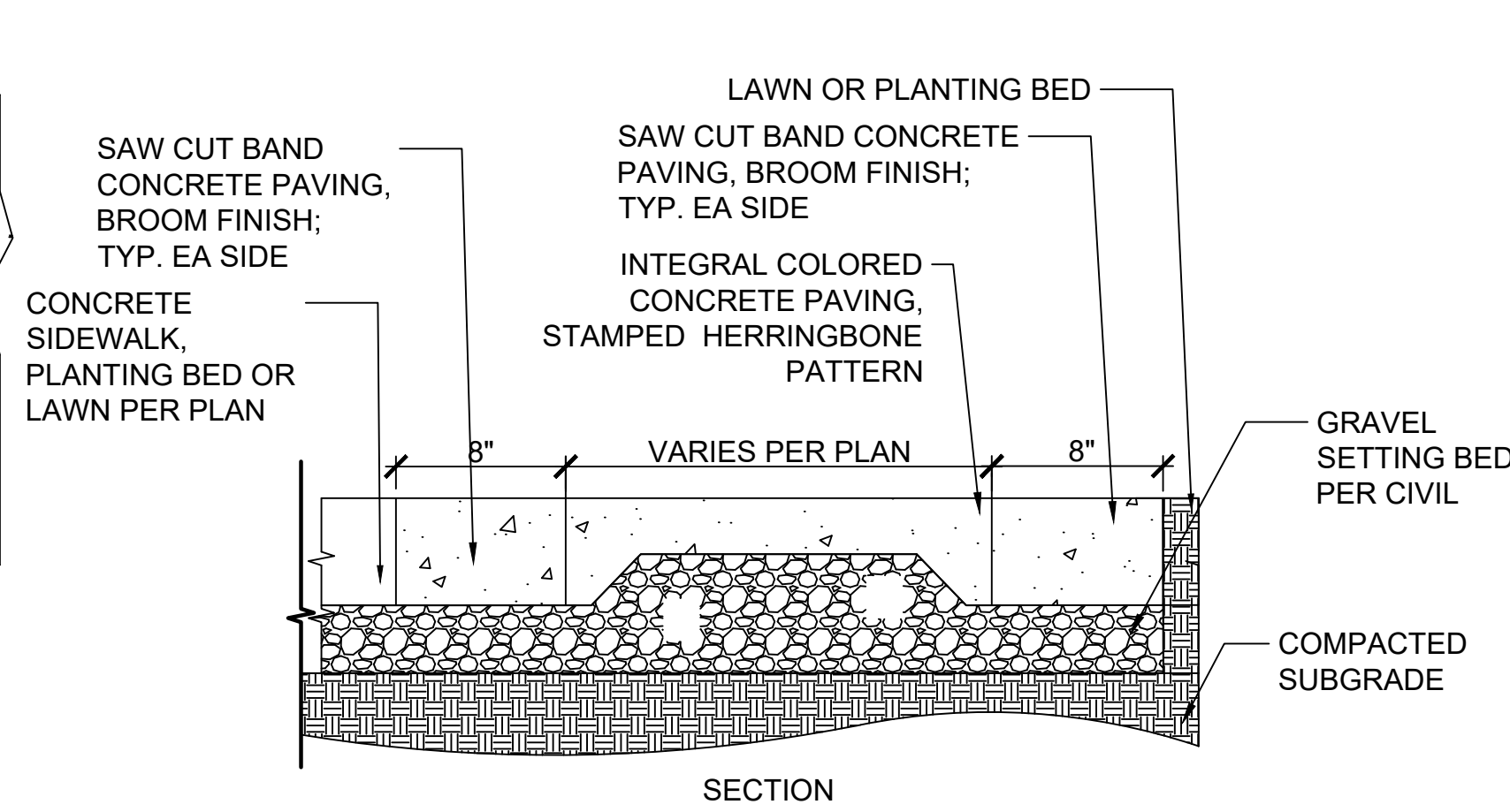
SHRUB PLANTING DETAIL - NTS



RAIN GARDEN DETAIL - NTS

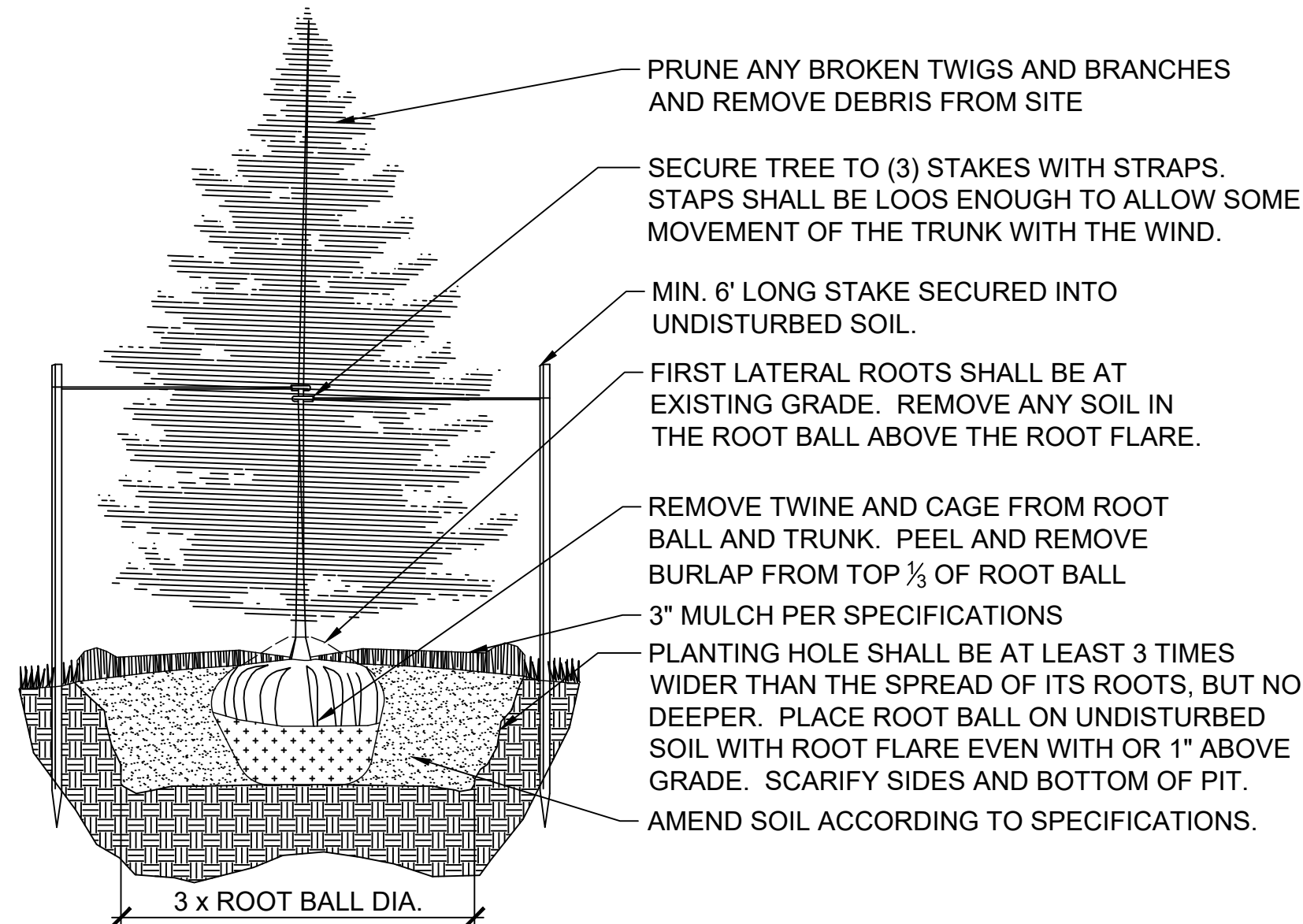


DECORATIVE CROSSWALK PAVING DETAIL - NTS



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

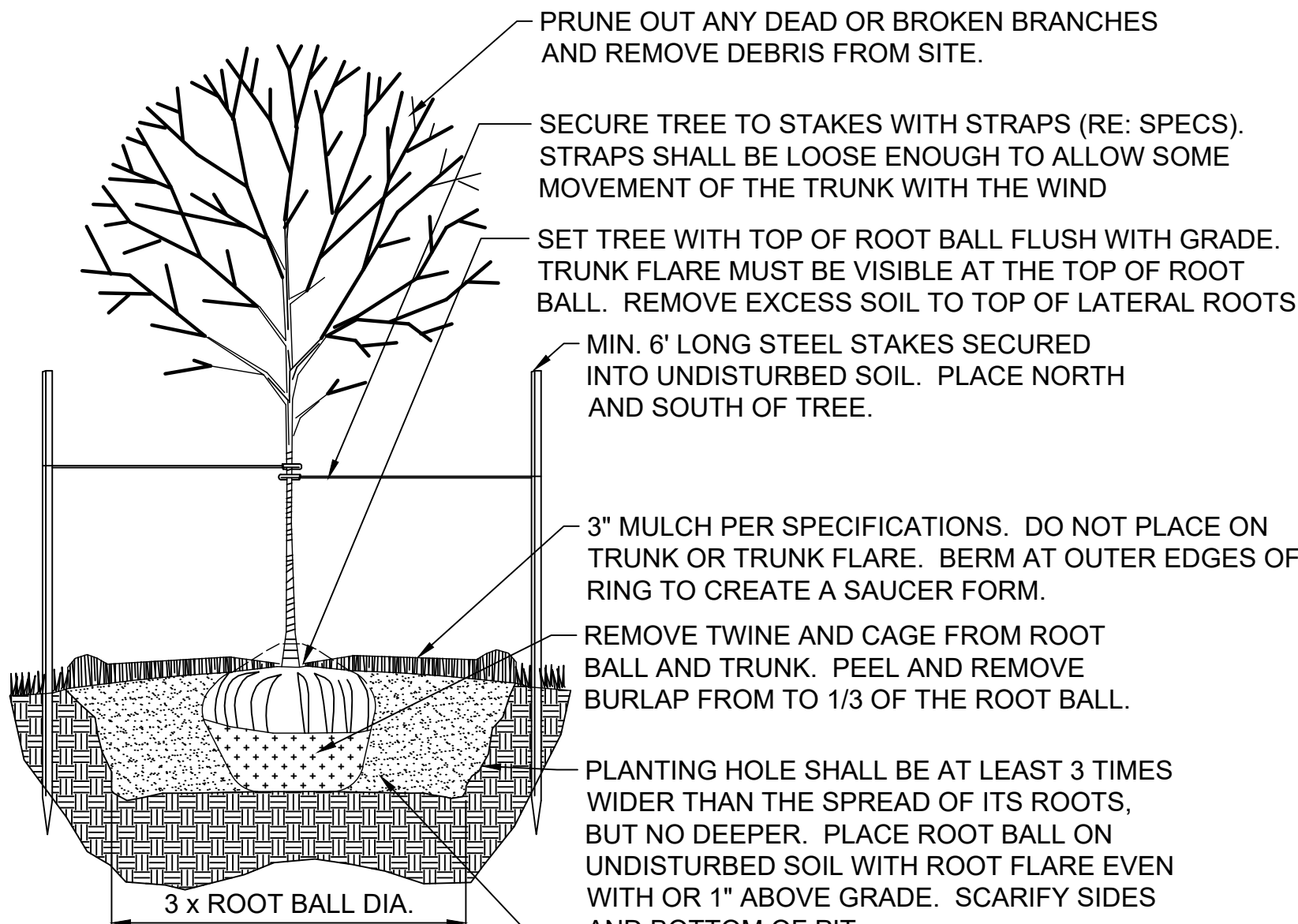
NOTE: 100% SCREEN OF UTILITIES SHALL BE AT THE TIME OF PLANTING
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



EVERGREEN TREE PLANTING DETAIL - NTS

NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

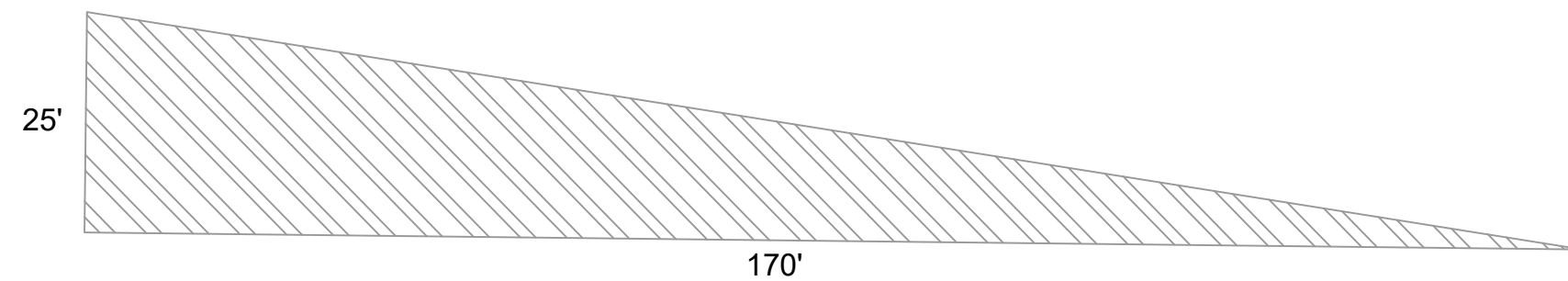
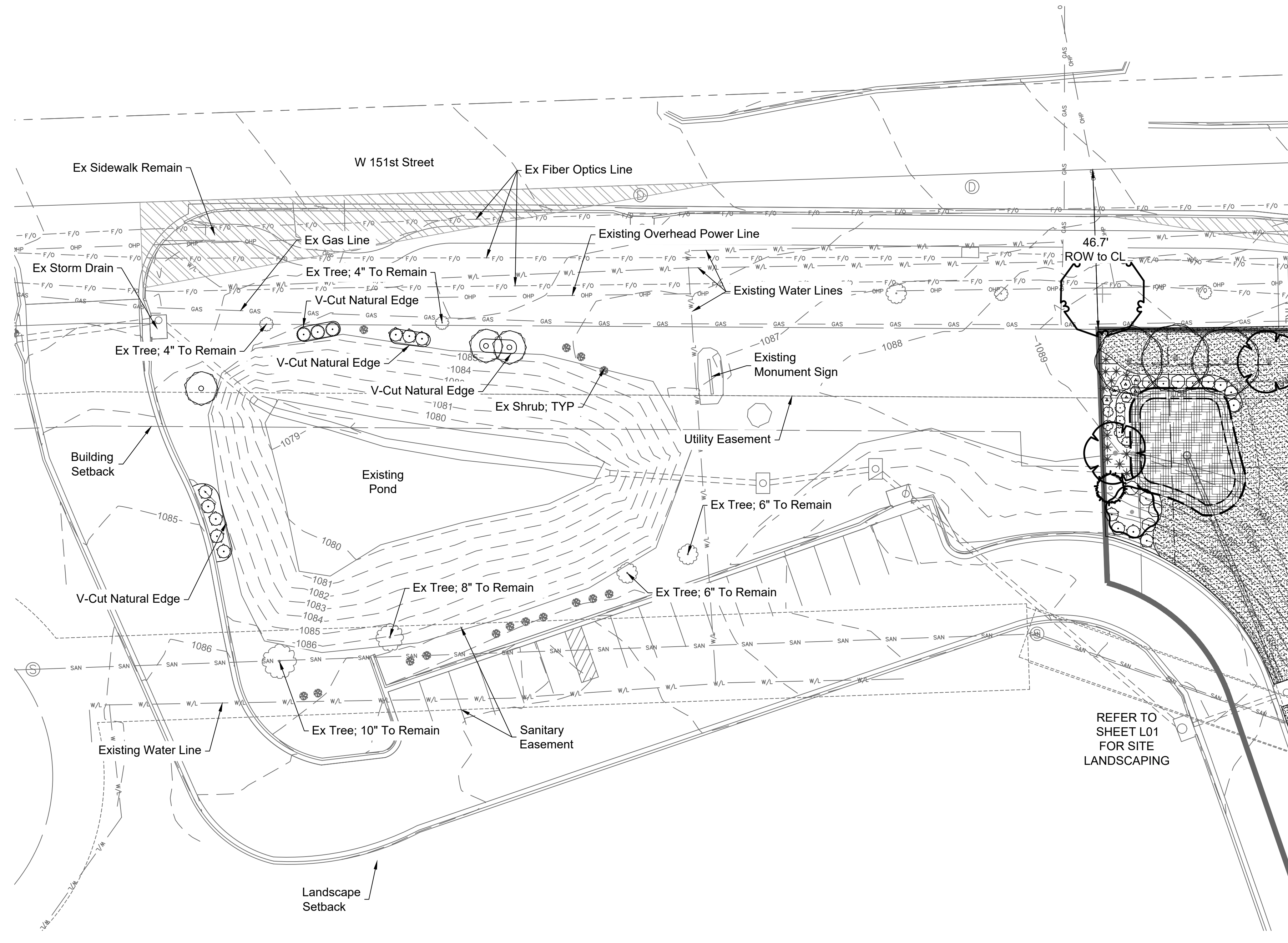
NO.	BY	DATE	REVISION
3	JGD	MES 02/21/2020	PER CITY COMMENTS
2	JMM	AG 02/14/2020	PER CITY COMMENTS
1	JMM	AG 01/15/20	ORIGINAL SUBMISSION

Renaissance

Infrastructure

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SIGHT DISTANCE TRIANGLE DETAIL - NTS

General Notes:

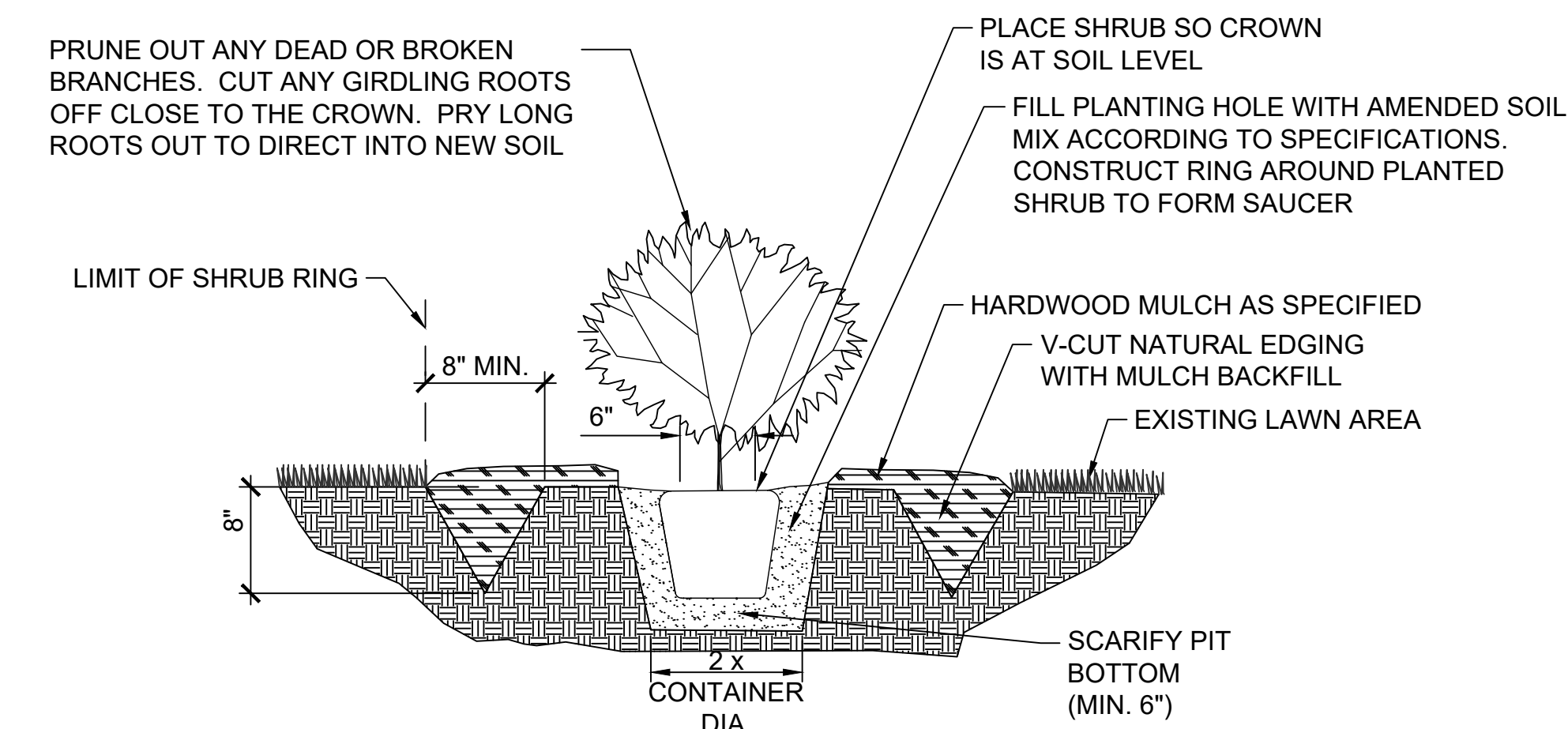
- Existing irrigation system may be present. Contractor shall coordinate landscape installation with the existing irrigation system. Reposition or add irrigation heads as necessary to ensure full irrigation coverage
- Contractor shall remove existing turfgrass within the new plant bed areas. Dispose of existing turfgrass off site. It is acceptable to cut existing turf into sod mats for re-use in disturbed areas around this site.
- All areas disturbed shall be sodded with turf type to match existing. Refer to Note 2 above.
- Contractor shall maintain new landscape and sod installation only during the maintenance period. Existing plant material shall be maintained by the lot owner.
- Contractor shall document & photograph health and status of existing plant material on-site prior to start of construction. Any existing plant material damaged during construction shall be replaced by the contractor at no expense to the owner or owner's. Photographs shall be distributed to Lot Owner, Landscape Architect and General Contractor prior to Construction.

PLANT SCHEDULE ADDITIONAL LANDSCAPE FOR EXISTING POND

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Hamamelis virginiana / Common Witch Hazel	5 Gal.	3
	Ilex glabra / Inkberry Holly	5 Gal.	8
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.	3

NOTES:

- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTING LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, L03.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE SHRUB PLANTING DETAIL - NTS