

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'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 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 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 WITH TURF TYPE FESCUE.

CONCEPT PLANT SCHEDULE

	STREET TREE Minimum 3" Cal.	6
	SHADE TREE Minimum 3" Cal.	21
	ORNAMENTAL TREE Minimum 3" Cal.	5
	NATIVE EVERGREEN TREE Minimum 8' Ht	5
	NATIVE SHADE TREE Minimum 3" Cal.	3
	SHRUB 18" to 24" B&B or 2 gal 24" to 30" B&B or 5 gal	49
	NATIVE SHRUB 18" to 24" B&B or 2 gal 24" to 30" B&B or 5 gal	21
	NATIVE GRASSES SWALE Wet/Dry prairie grasses	2,373 sf
	NATIVE GRASSES Dry Short Prairie Grasses	8,765 sf

Landscape Data

**Street Frontage - 219lf**  
 Required Setback: 20'  
 Required Trees: 1 / 30lf = 8  
 Required Shrubs: 1 / 20lf = 11  
 Provided Setback: 20'  
 Provided Trees: 8  
 Provided Shrubs: 11

**Open Yard Area - 79,264sf**  
 Required Trees: 1 / 5,000sf = 16  
 Required Shrubs: 2 / 5,000sf = 32  
 Provided Trees: 16  
 Provided Shrubs: 32

**Buffer - 3,600sf**  
 Required Intensity: High  
 Required Side Width: 10'  
 Required Fence: Opaque, 8' Height  
 Provided Width: 10'  
 Provided Fence: 8'

Required Shade Trees : 1/750sf = 5  
 on each side of structure  
 Provided Shade Trees:  
 on each side of structure

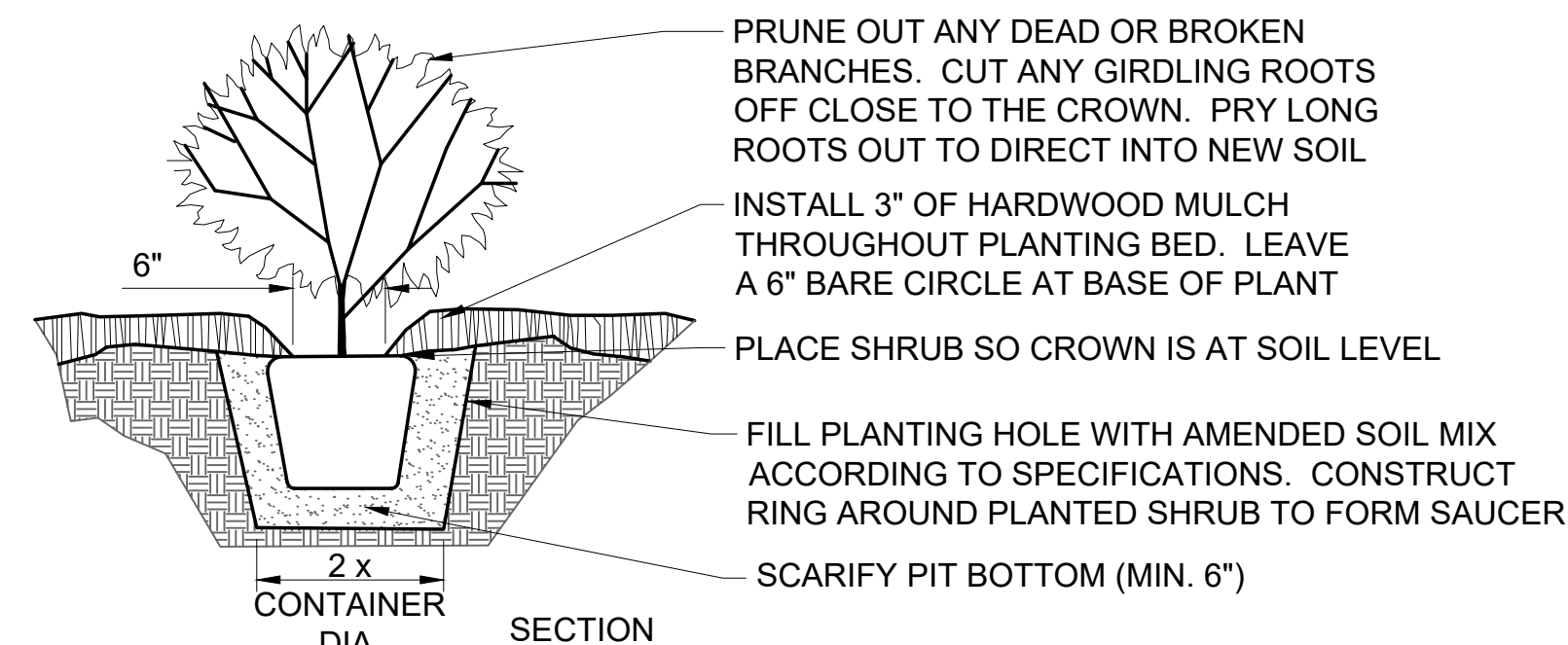
Required Ornamental Trees: 1/750sf = 5  
 on each side of structure  
 Provided Ornamental Trees:  
 on each side of structure

Required Evergreen Trees: 1/750sf = 5  
 on each side of structure  
 Provided Evergreen Trees:  
 on each side of structure

Required Shrubs: 1/200sf = 18  
 on each side of structure  
 Provided Shrubs:  
 on each side of structure

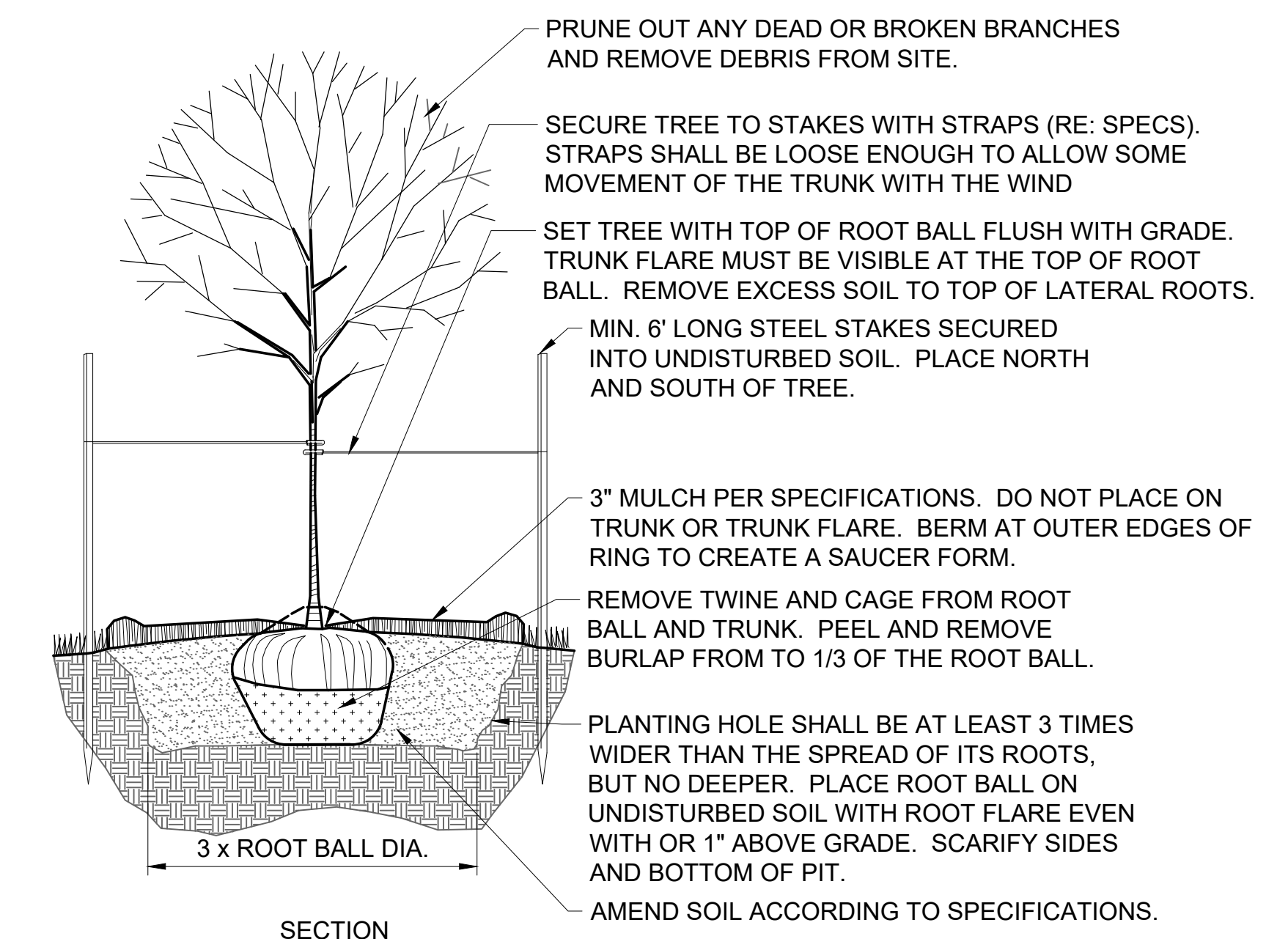
NOTES:

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

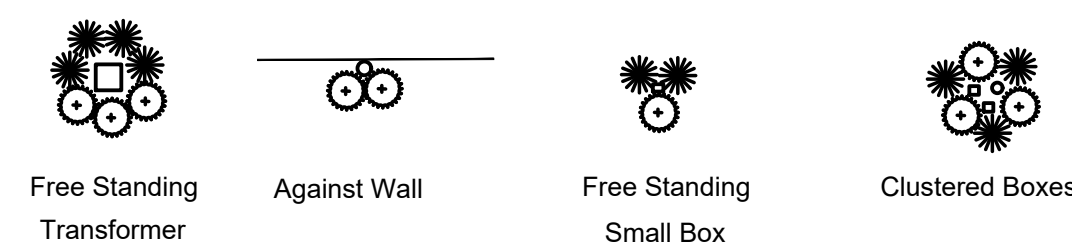


- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
  - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
  - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

**Renaissance Infrastructure Consulting**

132 ABBIE AVENUE  
KANSAS CITY, KANSAS 66103  
913.517.9500  
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

DATE	11/7/19	BY	JMM	AG	AG	DATE	11/7/19	BY	JMM	AG	AG
REVISION						ORIGINAL SUBMITTAL					