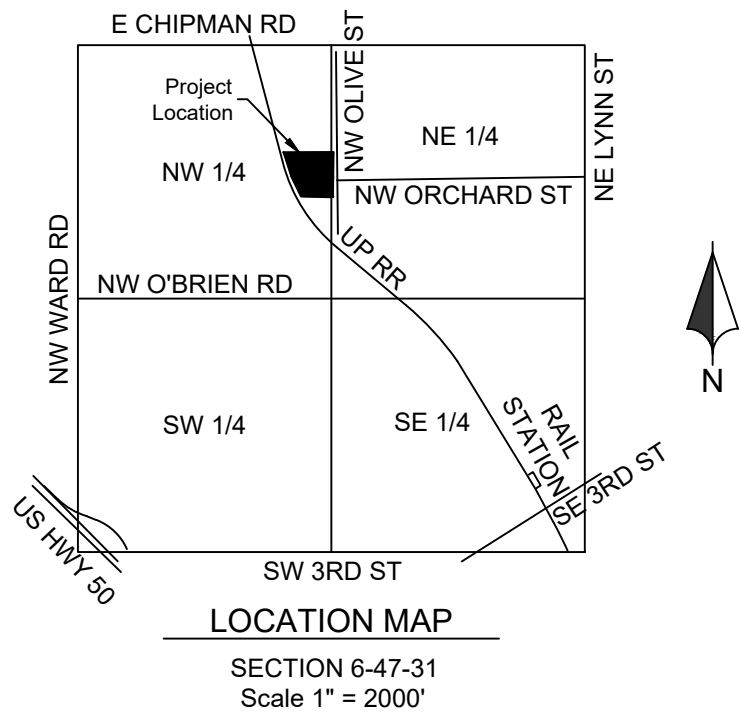


Jan 14, 2020 - 11:09am
2:40 PM Design 18-0251 Burton Townhomes Lee's Summit.Dwg (PDPs)Cover Sheet.dwg

Preliminary Development Plans For
Sequoia
Lee's Summit, Jackson County, Missouri
Total Project Area: 3.78 Acres



Know what's below.
Call before you dig.

UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
220 SE Green St
Lee's Summit, MO
Phone: 816.969.1900
After Hours: 816.969.7407

ELECTRIC
Evergy
Ron DeJarnette
401 SE Bailey Rd.
Lee's Summit, MO 64080
Phone: 816-347-4316
Email: Ron.DeJarnette@kcpl.com

GAS
Spire Energy
3025 SE Clover Dr
Lee's Summit, MO 64082
Katelynn Liberty
Construction Engineer I
Phone: 816.260.6581
Email: katelynn.liberty@spireengery.com

TELEPHONE
AT&T
2121 E 63rd St., C101
Kansas City, MO 64130
Darrin Shepard
Mgr OSP Planning and
Engineering Design Office
Phone: 816.772.0336
Email: ds616h@att.com

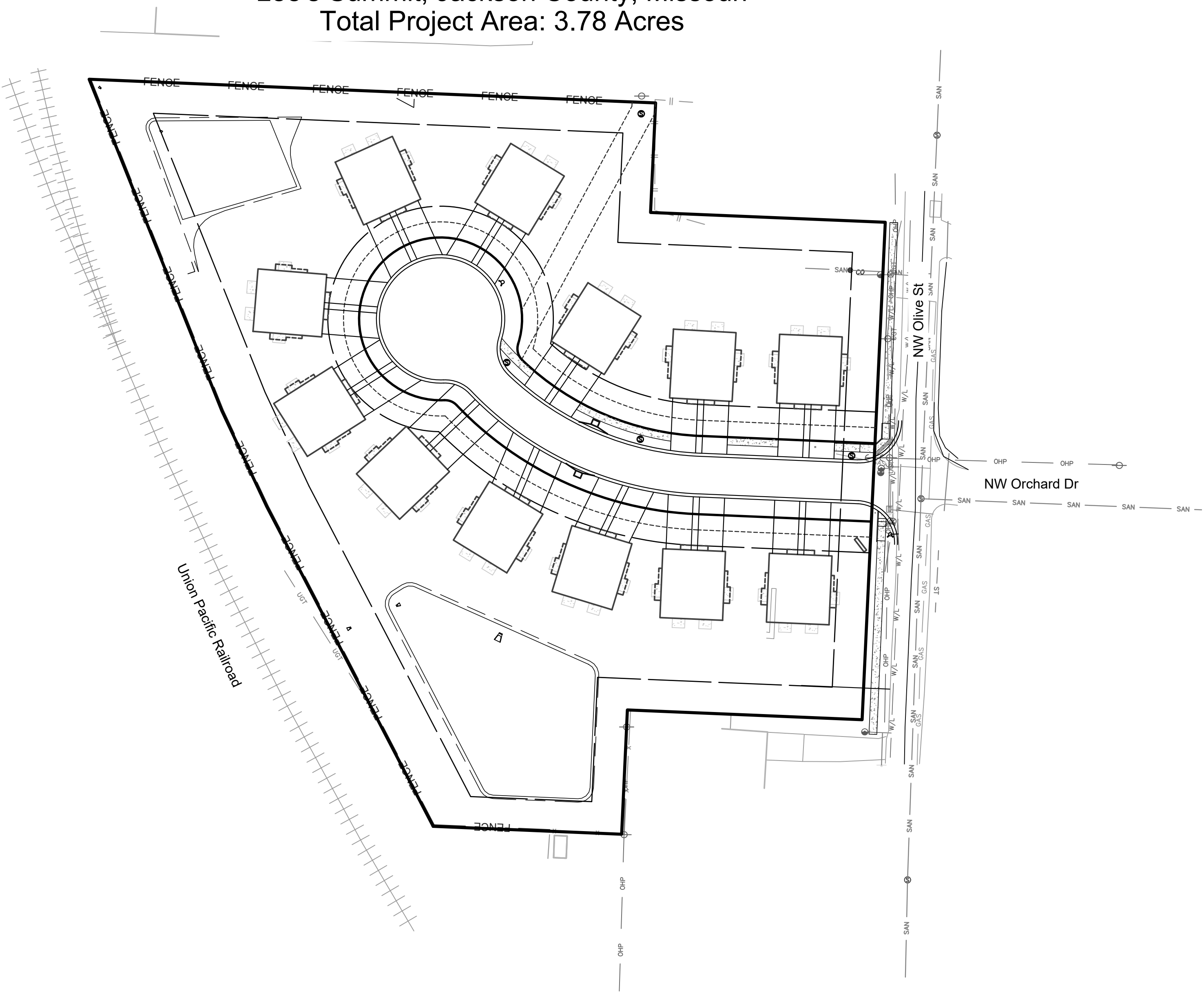
CABLE TV
Charter/Spectrum
8221 W 119th St
Overland Park, KS 66213
Troy Prewitt
Construction Coordinator II
Cable Management Inc.
Phone: 816-401-3573
Email: troy.prewitt@charter.com

BENCHMARK:

- BM-A:** 1.0 mi NW along the Missouri Pacific Railroad from the station at Lee's Summit, at the crossing of Sheer Road, 86 ft southeast of the center line of Sheer Road, 36 ft northeast of the northwest rail, 28.4 ft southest of a telephone pole, 697 ft southwest of a fence, 1.8 ft west of a witness post, set in the top of a concrete post which projects 0.3 ft above the ground.
Elev: 994.87
- BM-B:** 1.3 mi N along the Missouri Pacific Railroad from the station at Lee's Summit, Jackson County, at semaphore 2611, on the top of the concrete base, and 10 ft east of the track. A chiseled square.
Elev: 971.80

CONTROL POINTS

- CP-1:** Station JA-51
The station is about 0.5 miles west of the intersection of highway 50 and I-470 in the NW part of Lee's Summit at Lowenstien Park. It is 137.5 ft SW of the center of NW Lowenstien Rd.; 39 ft SE of the center of NW Blacktwig Ln. and 84.9 ft E of a nail and shiner in a power pole.
N: 306638.907
E: 857091.827
- CP-2:** Station JA-136
The station is located near the intersection of Hwy 50 and 3rd St. It is located near the intersection of SW Oldham Pkwy and SW Ward Rd.; 61 ft S of the center of SW Oldham Rd.; 28.9 ft E of the E edge of SW Ward Rd.; 38.1 ft NE of an angle point in the curb and 43.9 ft. W of an angle point in the curb.
N: 304466.750
E: 859083.036

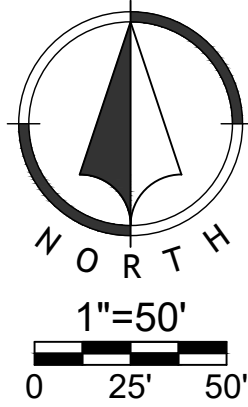


GENERAL NOTES

- All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between the Preliminary Development Plan and the Design and Construction Manual, the Design and Construction Manual shall govern.
- The contractor will be responsible for securing all bonds, and insurance required by the contract documents, City of Lee's Summit, Mo., and all other governing agencies (including local, county, state, and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all bonds, and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- 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/her 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/her expense.
- The demolition of existing pavement, curbs, structures, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state, and federal regulations.
- 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.
- Contractor shall furnish evidence that his/her insurance meets the requirements of the City of Lee's Summit, Missouri Municipal Code.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage systems to the storm sewer), contact Lee's Summit Inspections.
- Connections to the public storm sewers between structures will not be permitted.
- Contractor shall verify and accept existing topography shown herein. Contractor shall notify Engineer if any discrepancies are found prior to any earthwork activities.
- Planning and Codes Administration will require a retaining wall design by a registered engineer in the State of Missouri.
- Geo-grid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way or public easements.
- A Knox Box shall be provided for Each Building.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Sheet List Table

Sheet Number	Sheet Title
C01	Cover Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading Plan
C05	Utility Plan
C06	Hydrant Coverage
C07	Drainage Map
C08	Erosion Control Phase I
C09	Erosion Control Phase II
C10	Erosion Control Phase III
L01	Landscape Plan
L02	Separate Schedules 1
L03	Separate Schedules 2
L04	Landscape Notes & Details



Description:

Tract I:
Lot 22, and 23, HEARNE'S ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, EXCEPT the South 8 feet of the West 50 feet of Lot 22 and also EXCEPT, the South 8 feet of Lot 23, and ALSO EXCEPT the South 88 feet of the East 150 feet of Lot 22, together with the South 1/2 of vacated Orchard Street lying North of and Adjacent to the said premises in questions.

Tract II:
Lots 1, 2, and 3, EXCEPT the North 140 feet of the East 150 feet of Lot 3, HEARNE'S ADDITION, (aka/ HEARNE'S FIRST ADDITION) and the North Half of vacated Orchard Street lying South and adjacent, a subdivision in Lee's Summit, Jackson County, Missouri.

Tract III:
All that part of Lot 3, HEARNE'S ADDITION to Lee's Summit, Jackson County, Missouri, described as follows:
Beginning at a point 70 feet South of the Northeast corner of said Lot 3; thence South 65 feet; thence West 150 feet; thence North 65 feet; thence East 150 feet to the point of beginning.

Common Property:

All common property and common property maintenance plans shall be maintained in accordance with Article 5, Division V of the City of Lee's Summit Unified Development Ordinance. The homeowners association shall have ownership and responsibility of common property and common property maintenance plan revisions.

Oil / Gas Well Note:

There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri."
(Figure B-4, pg. 91)

Flood Plain Note

We have reviewed the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

Sheet
C01

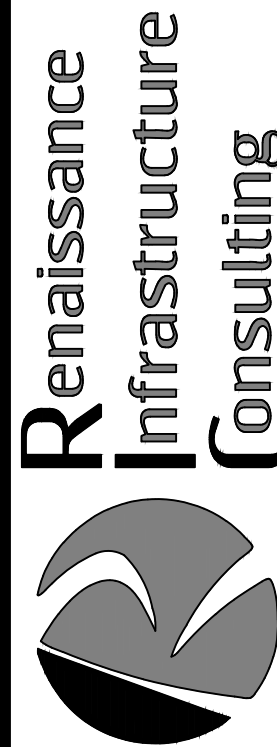
Preliminary Development Plans

18-0251
Sequoia

Lee's Summit, Jackson County, Missouri

Cover Sheet

NO.	BY	DATE	PER CITY COMMENTS
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			REVISION

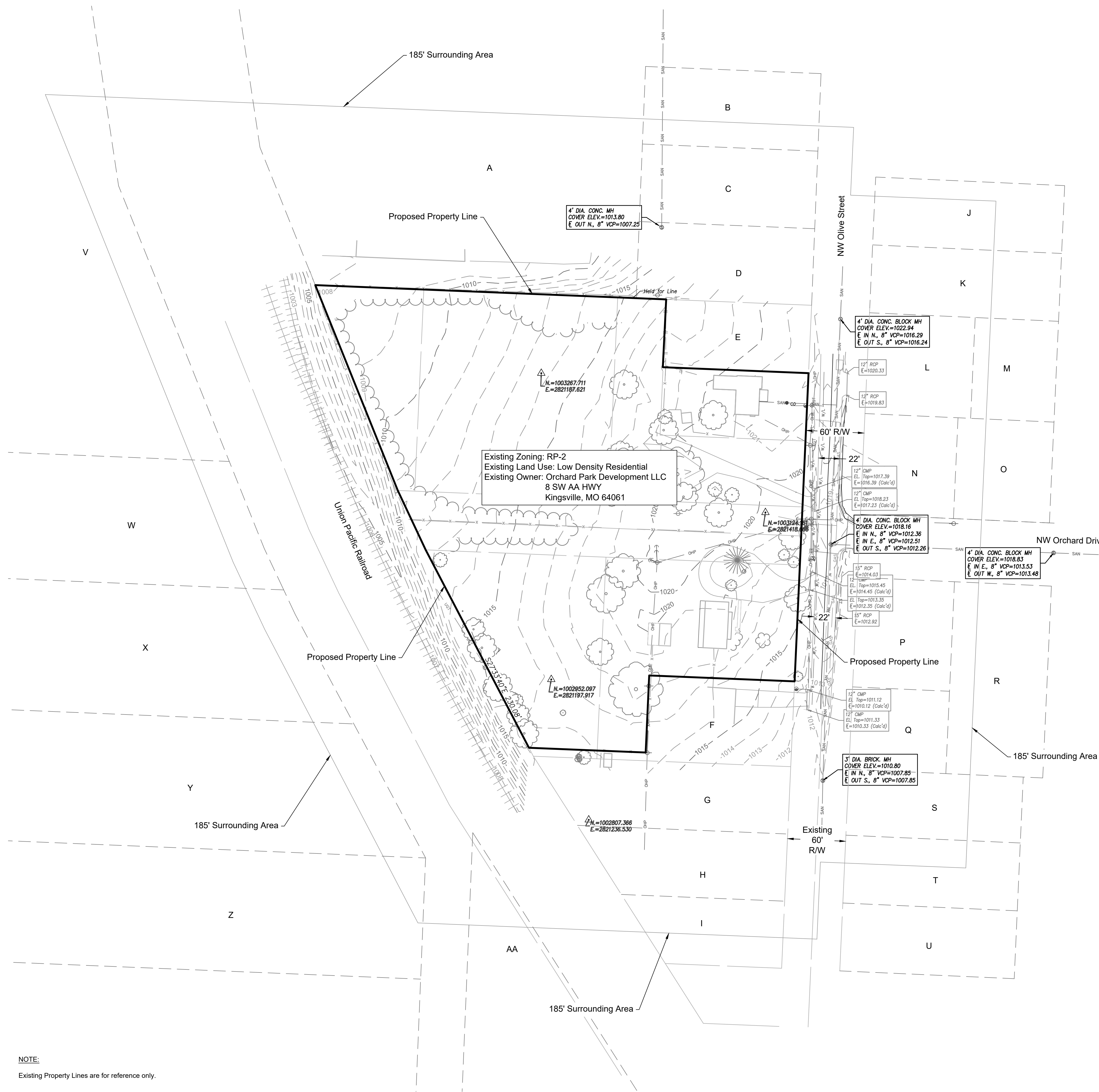


NOT FOR
CONSTRUCTION

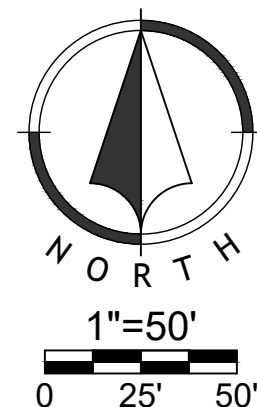
MO Certificate of Authority: E-2010033630

Jan 14, 2020-11:38am
Z:\RIC Design\2018\18-0251 Burton Townhomes Lees Summit\Drawings\PDs\Existing Conditions.dwg

NOTE:
Existing Property Lines are for reference only.



Zoning		Surrounding Properties	
		Land Use	Ownership
A	PI	3216 - Wholesale Trade	221 NW CHIPMAN ROAD LLC 110 N GRAND AVE MARYVILLE MO 64468
B	RP-2	1120 - Duplex	BURNETT INVESTMENTS LLC 4621 NW BIRKDALE CT LEES SUMMIT MO 64064
C	RP-2	1120 - Duplex	BRAY-MAGEE CHERIE 1210 E LUCY WEBB RD RAYMORE MO 64083-9422
D	RP-2	1120 - Duplex	BURNETT INVESTMENTS LLC 4621 NW BIRKDALE CT LEES SUMMIT MO 64064
E	RP-2	1110 - Single Family Residence	STEWARDSHIP INVESTMENTS LLC 7215 TROOST AVE KANSAS CITY MO 64131
F	RP-2	1110 - Single Family Residence	SANDY WILLIAM R JR & MICHELLE C 31205 E 179TH ST PLEASANT HILL MO 64080
G	RP-2	1110 - Single Family Residence	PEOPLES DIANNA L & PAUL S 404 NW OLIVE ST LEES SUMMIT MO 64063-1949
H	RP-2	1110 - Single Family Residence	VANBEBBER RALPH & PATSY C 701 SW MURRAY LEES SUMMIT MO 64081
I	RP-2	1110 - Single Family Residence	REDMON ALBERT D 400 NW OLIVE ST LEES SUMMIT MO 64063
J	RP-2	1100 - Single Family Residence	TAYLOR MICHAEL S & KAREN L 509 NW OLIVE ST LEES SUMMIT MO 64063
K	RP-2	1110 - Single Family Residence	FORESTER HEATHER 507 NW OLIVE ST LEES SUMMIT MO 64063
L	RP-2	1120 - Duplex	LW PROPERTIES LLC 612 NE ENGLISH MANOR DR UNIT D LEES SUMMIT MO 64086
M	RP-2	1120 - Duplex	LW PROPERTIES LLC 612 NE ENGLISH MANOR DR UNIT D LEES SUMMIT MO 64086
N	RP-2	1110 - Single Family Residence	MATSON AMY 106 NW ORCHARD DR LEES SUMMIT MO 64063
O	RP-2	1120 - Duplex	SEILER TIM & MACHELL 224 SW SEAGULL CT LEES SUMMIT MO 64082
P	RP-2	1110 - Single Family Residence	NEWMAN JANICE 109 NW ORCHARD DR LEES SUMMIT MO 64063
Q	RP-2	1110 - Single Family Residence	MCCLINTOCK CATHY D 407 NW OLIVE LEES SUMMIT MO 64063
R	RP-2	1110 - Single Family Residence	NEILL TRACEY A & TANA M 107 NW ORCHARD DR LEES SUMMIT MO 64063
S	RP-2	1110 - Single Family Residence	POSEY CAROL S 405 NW OLIVE ST LEES SUMMIT MO 64063
T	RP-2	1110 - Single Family Residence	LONG ERIC & ZEHNDER LINDSAY 403 NW OLIVE ST LEES SUMMIT MO 64063
U	RP-2	1100 - Single Family Residence	FARNAM HARVIE L & SHARON L 401 NW OLIVE ST LEES SUMMIT MO 64063-1948
V	PI	2290 - Mini Warehouse	STOW IT ASSOCIATED LLC 4400 SHAWNEE MISSION PKWY STE 209 SHAWNEE MISSION, KS 66205
W	RP-1	1110 - Single Family Residence	PJCJ DONOVAN LLC 2709 SW REGAL DR LEES SUMMIT MO 64082
X	RP-1	1100 - Single Family Residence	NICHOLS TENA R & JOHNNIE J 501 NW DONOVAN RD LEES SUMMIT MO 64063
Y	RP-1	1100 - Single Family Residence	FARHNER MARK 201 TUSCARORA LN LAKE WINNEBAGO MO 64034
Z	RP-1	1100 - Single Family Residence	FARHNER MARK & FARHNER DAROLD 201 TUSCARORA LN LAKE WINNEBAGO MO 64034
A	RP-1	1100 - Single Family Residence	FARHNER MARK D & FARHNER DAROLD 201 TUSCARORA LN LAKE WINNEBAGO MO 64034



Sheet
C02

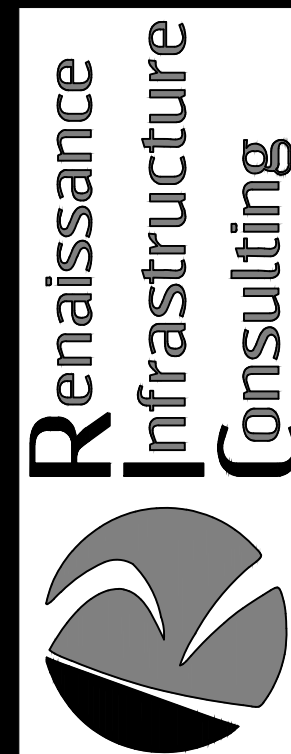
Preliminary Development Plans

18-0251

Sequoia
Lee's Summit, Jackson County, Missouri






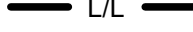





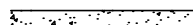









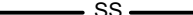








Existing Conditions

PER CITY COMMENTS		ORIGINAL SUBMITTAL		REVISION	
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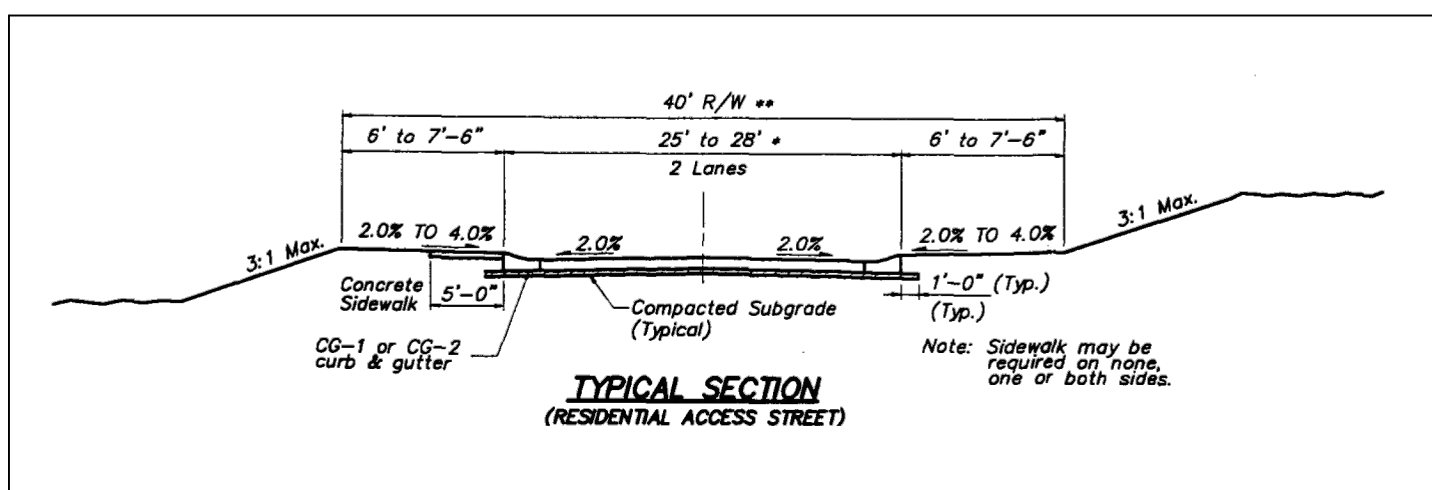
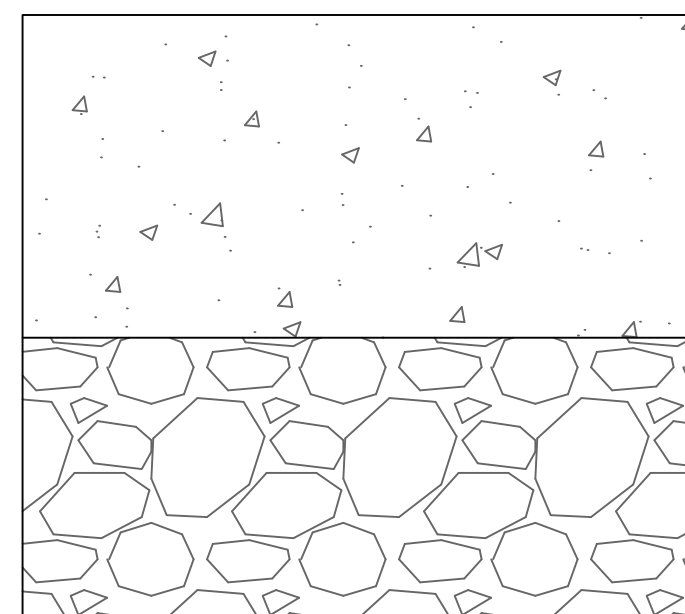
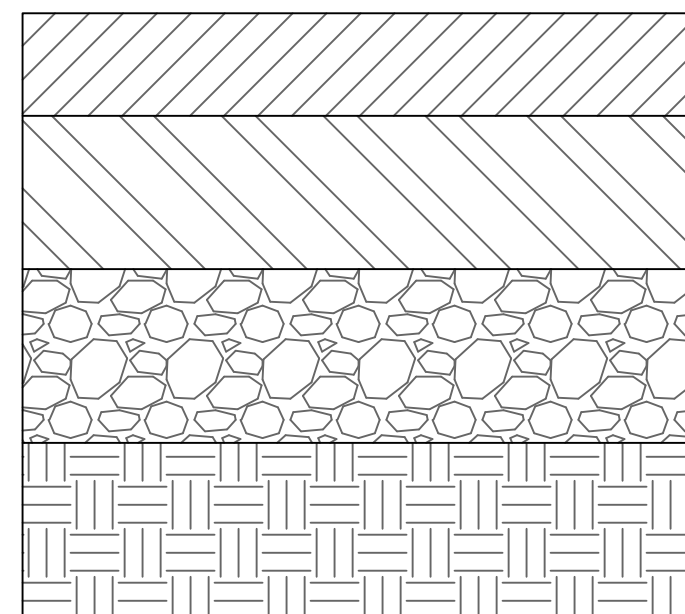


1815 MCCOE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

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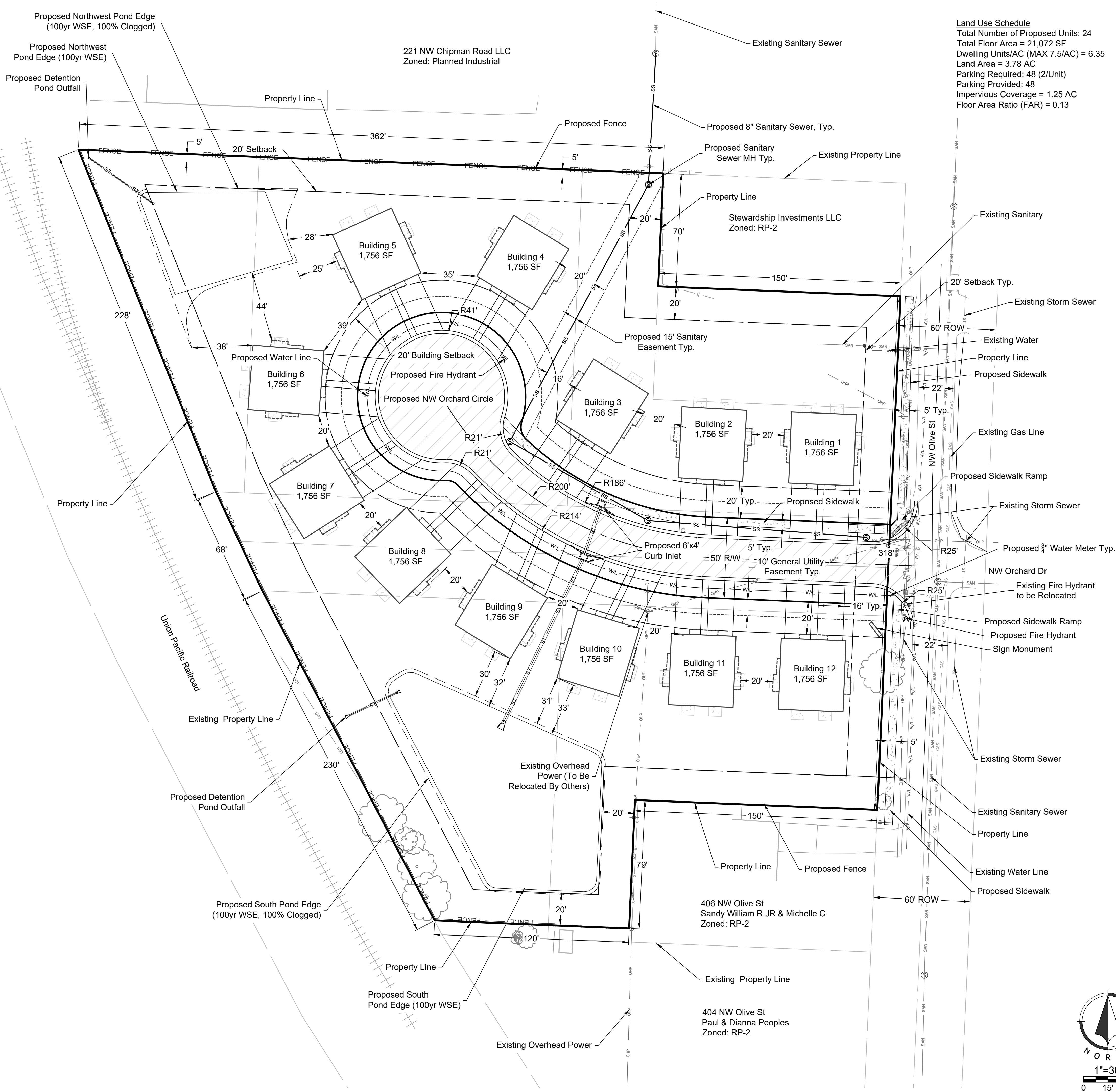
LEGEND			
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	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		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
	Proposed Asphaltic Pavement		Future Curb & Gutter

Note:
1) All fencing constructed adjacent to PL zoning districts shall conform to City of Lee's Summit UDO Section 8.890 minimum buffer screen requirements.

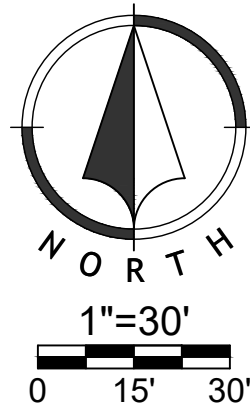


*This width may be used only in planned development where a minimum of 4 off street parking spaces are provided for each dwelling unit.

**Must be approved by the local authority during the preliminary planned development stage under special conditions such as extremely hilly topography, preserving existing trees or other site conditions.



Land Use Schedule
Total Number of Proposed Units: 24
Total Floor Area = 21,072 SF
Dwelling Units/AC (MAX 7.5/AC) = 6.35
Land Area = 3.78 AC
Parking Required: 48 (2/Unit)
Impervious Coverage = 1.25 AC
Floor Area Ratio (FAR) = 0.13



Sheet
C03

Preliminary Development Plans
18-0251
Sequoia
Lee's Summit, Jackson County, Missouri

General Layout

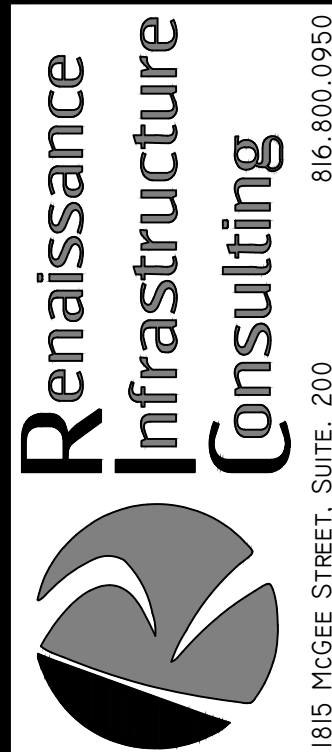
NO.	BY	DATE	PER CITY COMMENTS
20/15/2020	1	12/11/19	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting

1815 MCCREE STREET, SUITE 200
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816.800.0950
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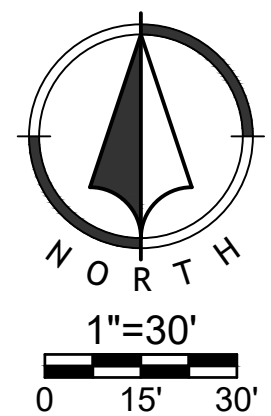
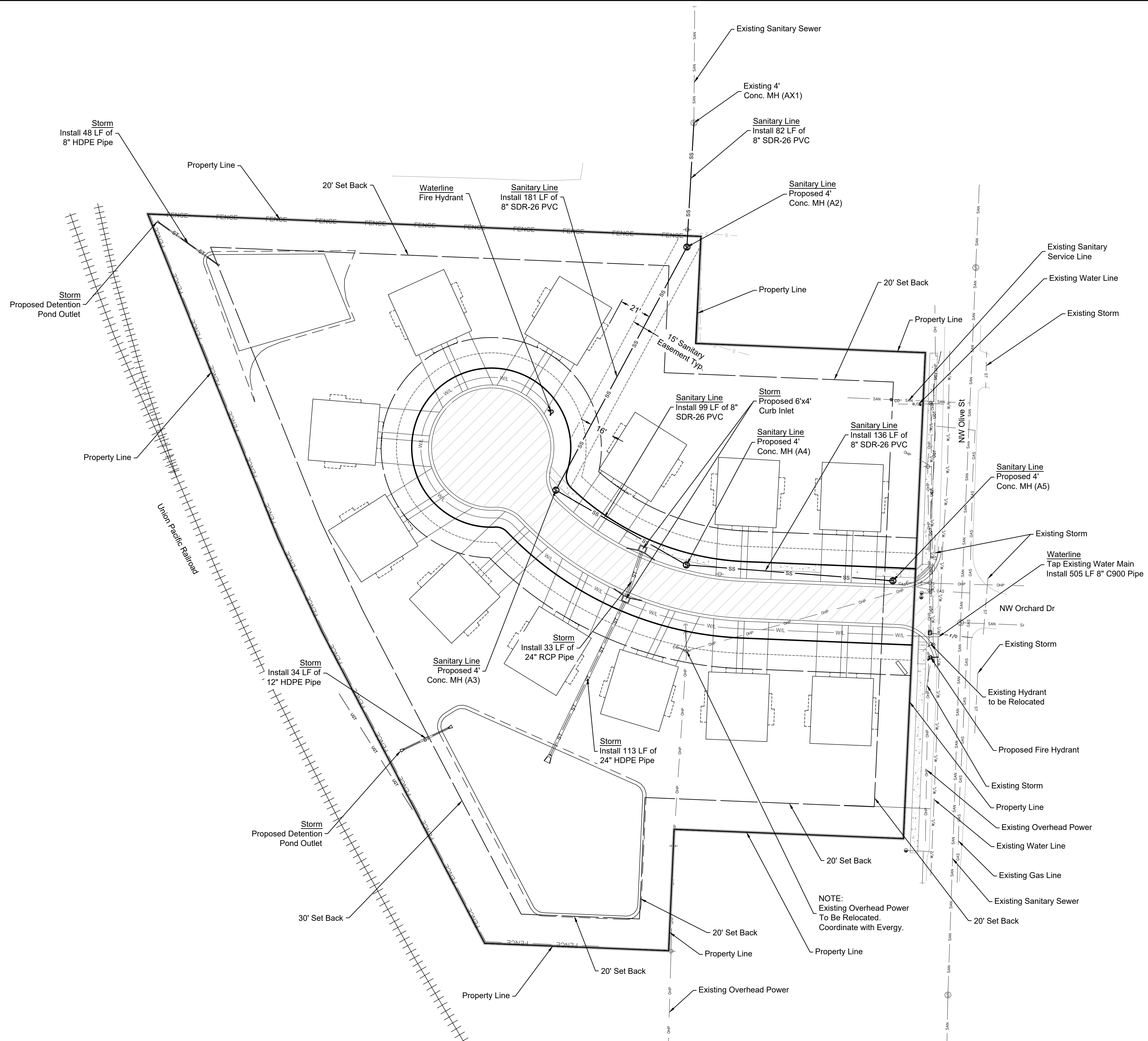
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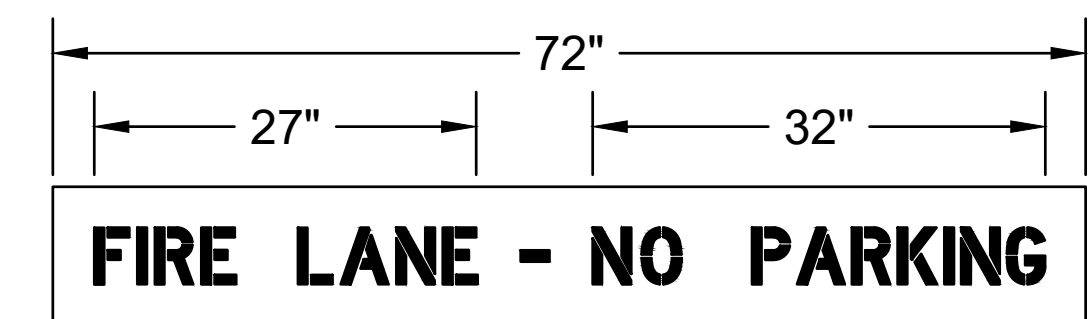
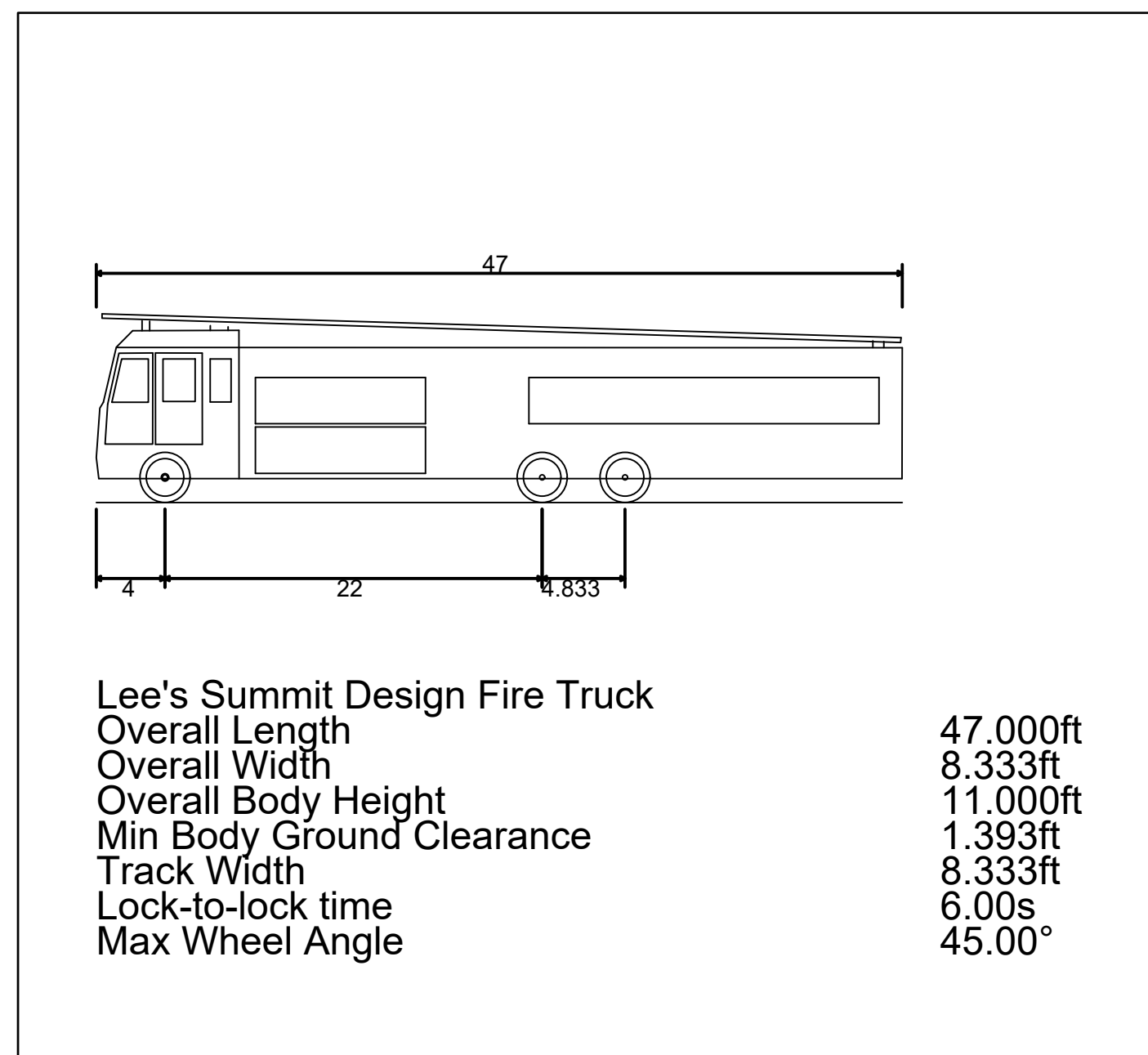
Utility Plan

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MO Certificate of Authority: E-2010033630



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FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE

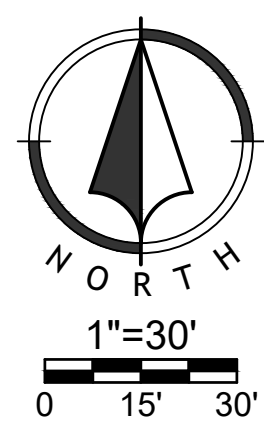
300' Hydrant Coverage

Existing Hydrant to Remain

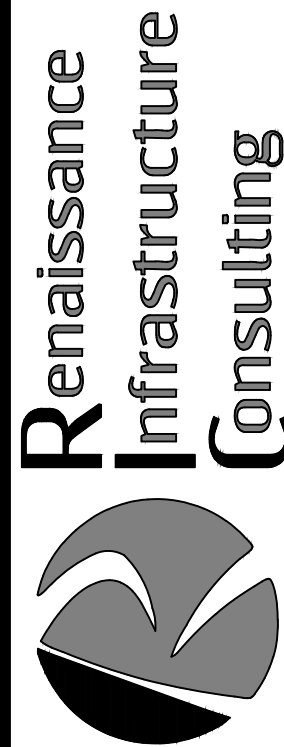
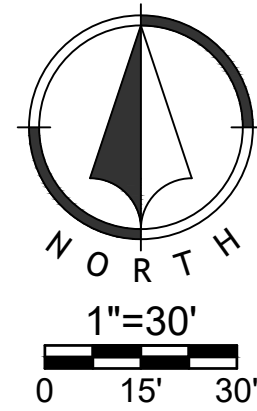
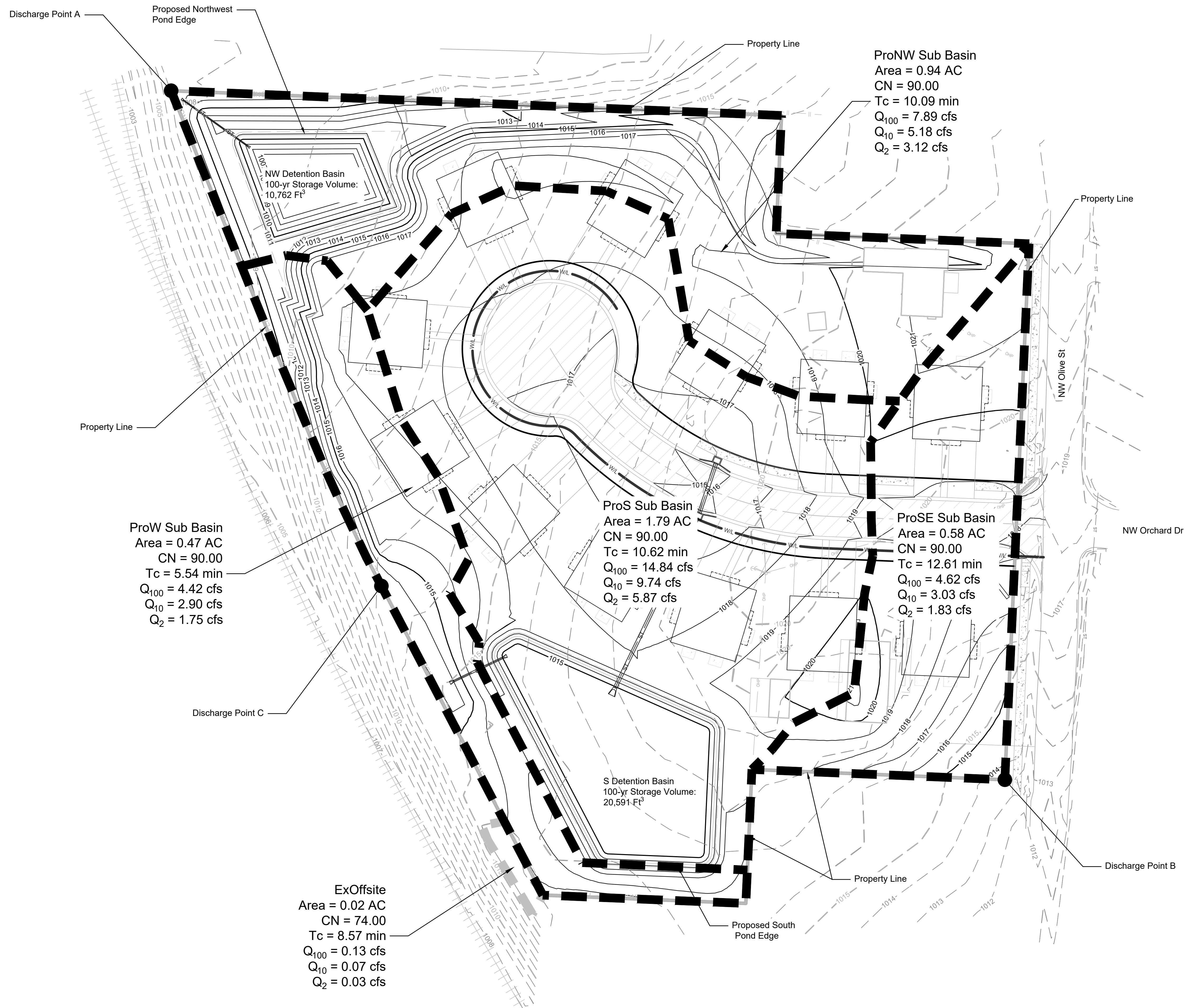
Proposed Hydrant Relocation
See Lee's Summit Standard Hydrant Detail

Note:

See the Water Impact Statement, Dated January 14, 2019, for Fire Flow Calculations and test results.



Jan 14, 2020 - 11:40am
Z:\RCG Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDPS\Drainage Map.dwg



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NO.	BY	CD	DATE	PER CITY COMMENTS
2018052400	JGD	MES	12/11/19	ORIGINAL SUBMITTAL
1	JGD	BY	03	REVISION

Drainage Map

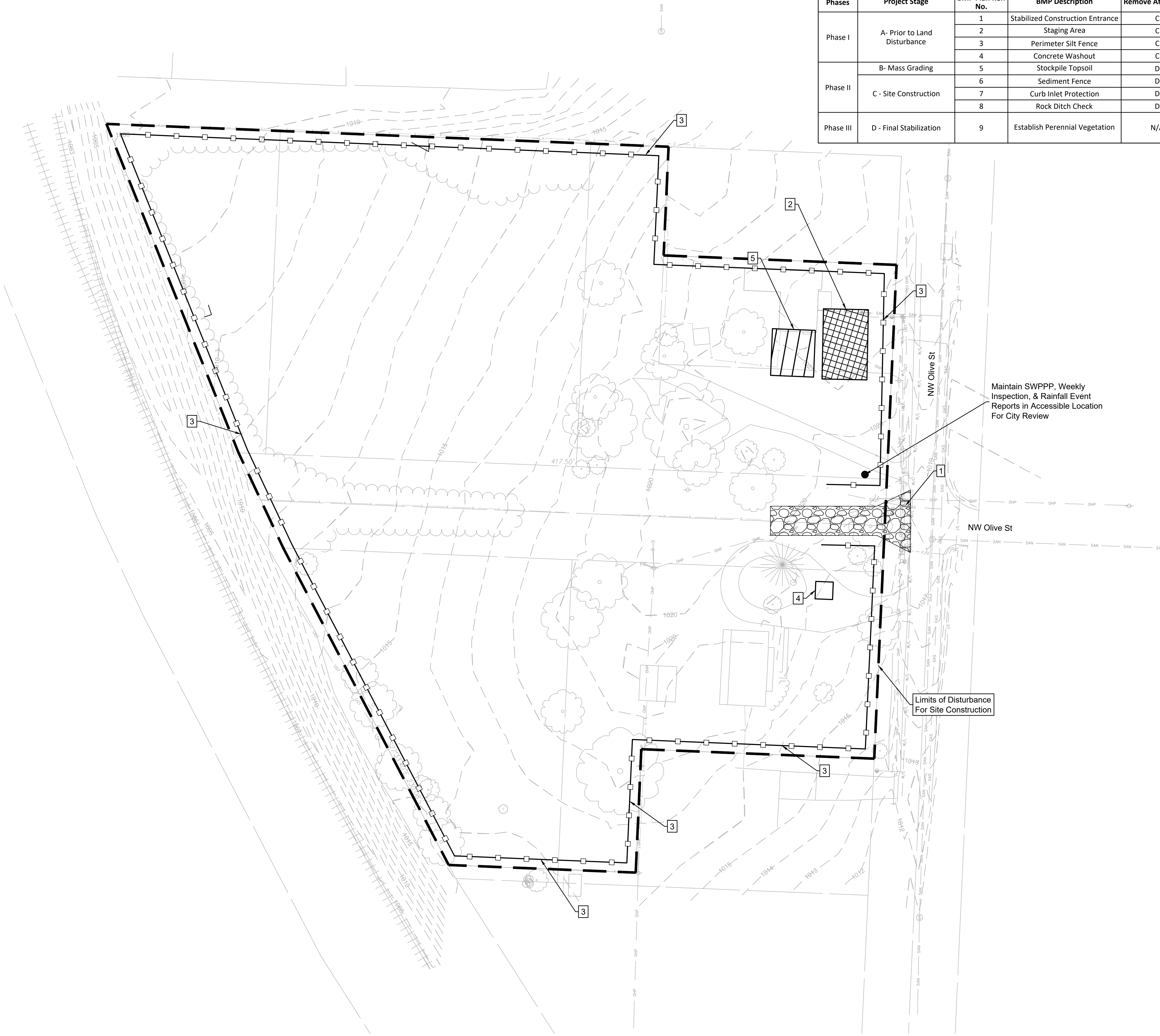
Preliminary Development Plans

18-0251
Sequoia

Lee's Summit, Jackson County, Missouri

Sheet
C07

Jan 14, 2020-11:40am
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Disturbed Area: 3.78 AC

ESTIMATED EARTHWORK

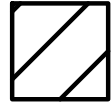
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Fill: 10128.72 CY

Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

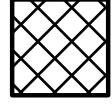
EROSION CONTROL LEGEND



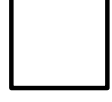
Stabilized Construction Entrance



Staging Area



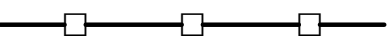
Stockpile Area



Concrete Washout



Limits of Disturbance



Silt Fence

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
	C - Site Construction	6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

Sheet
C08

Preliminary Development Plans

18-0251
Sequoia

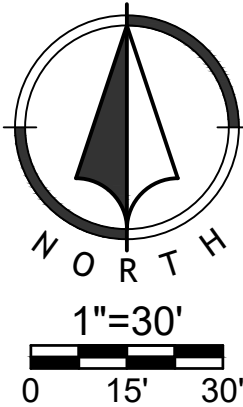
Lee's Summit, Jackson County, Missouri

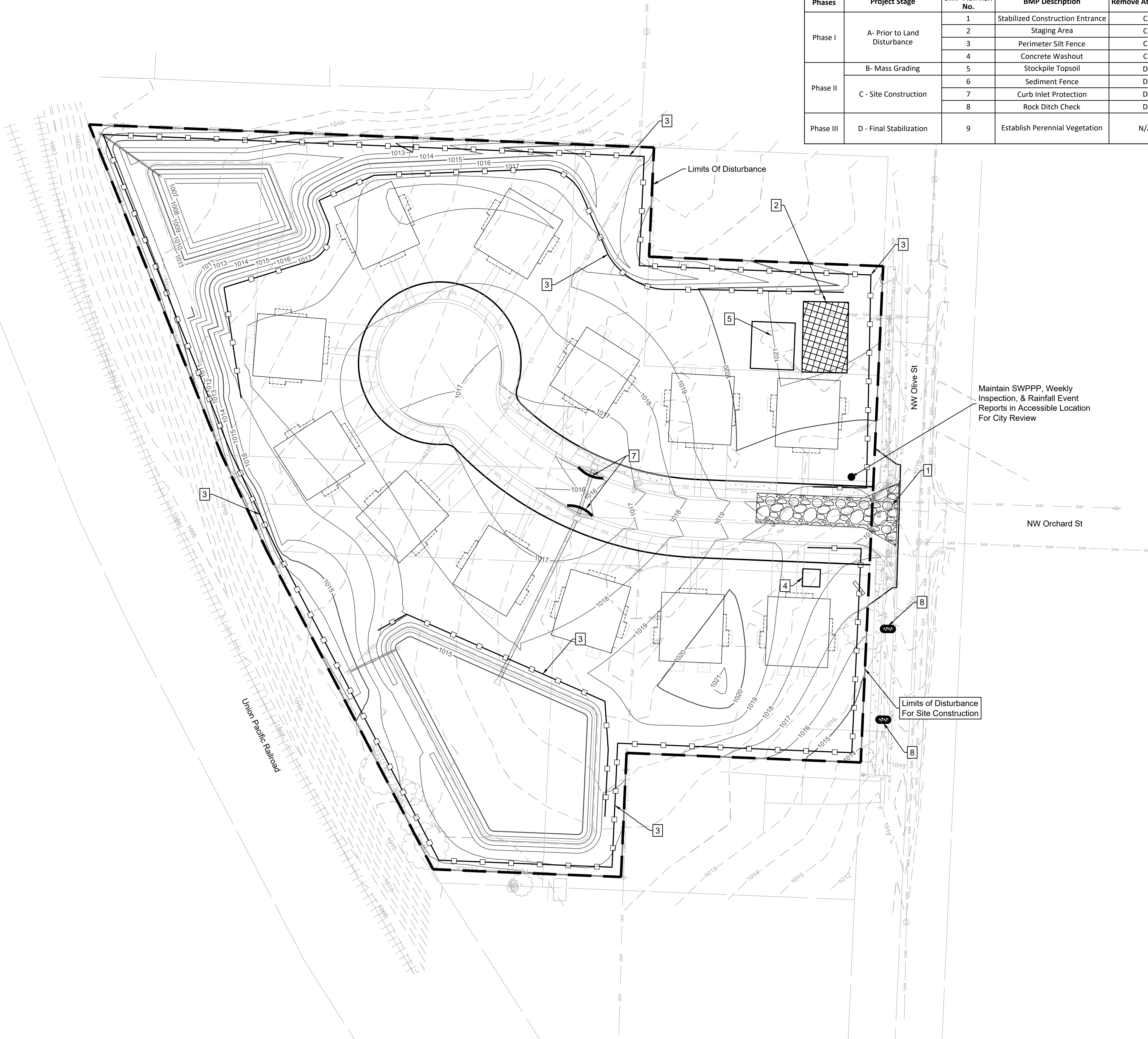
Erosion Control Phase I

NO.	BY	DATE	PER CITY COMMENTS
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2	LDG MES	12/11/19	REVISION

Renaissance Infrastructure Consulting
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033530





Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A- Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Entrance, as shown on Plans.
		2	Staging Area	C	Install Staging Area
		3	Perimeter Silt Fence	C	Install Perimeter Silt Fence, as Shown on Plans.
		4	Concrete Washout	C	Install Concrete Washout as shown on plans prior to pouring any concrete
Phase II	B- Mass Grading	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
	C - Site Construction	6	Sediment Fence	D	Install Sediment Fence, as Shown on Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets
		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.

Disturbed Area: 3.78 AC

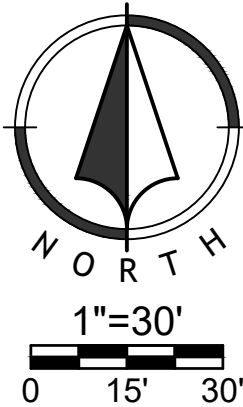
ESTIMATED EARTHWORK


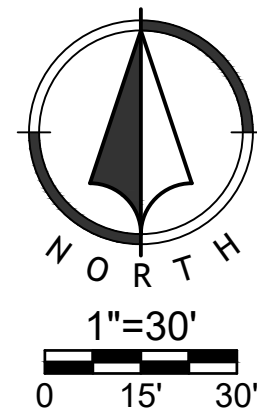
Cut: 955.60 CY
Fill: 10128.72 CY

Earthwork calculations are informational only. Contractor shall be responsible for their own earthwork calculations and perform all necessary earthwork shown herein without additional cost to the owner if quantities differ than above. Earthwork numbers are unadjusted.

EROSION CONTROL LEGEND

- Stabilized Construction Entrance
- Staging Area
- Stockpile Area
- Concrete Washout
- Limits of Disturbance
- Silt Fence
- Curb Inlet Protection
- Rock Ditch Check



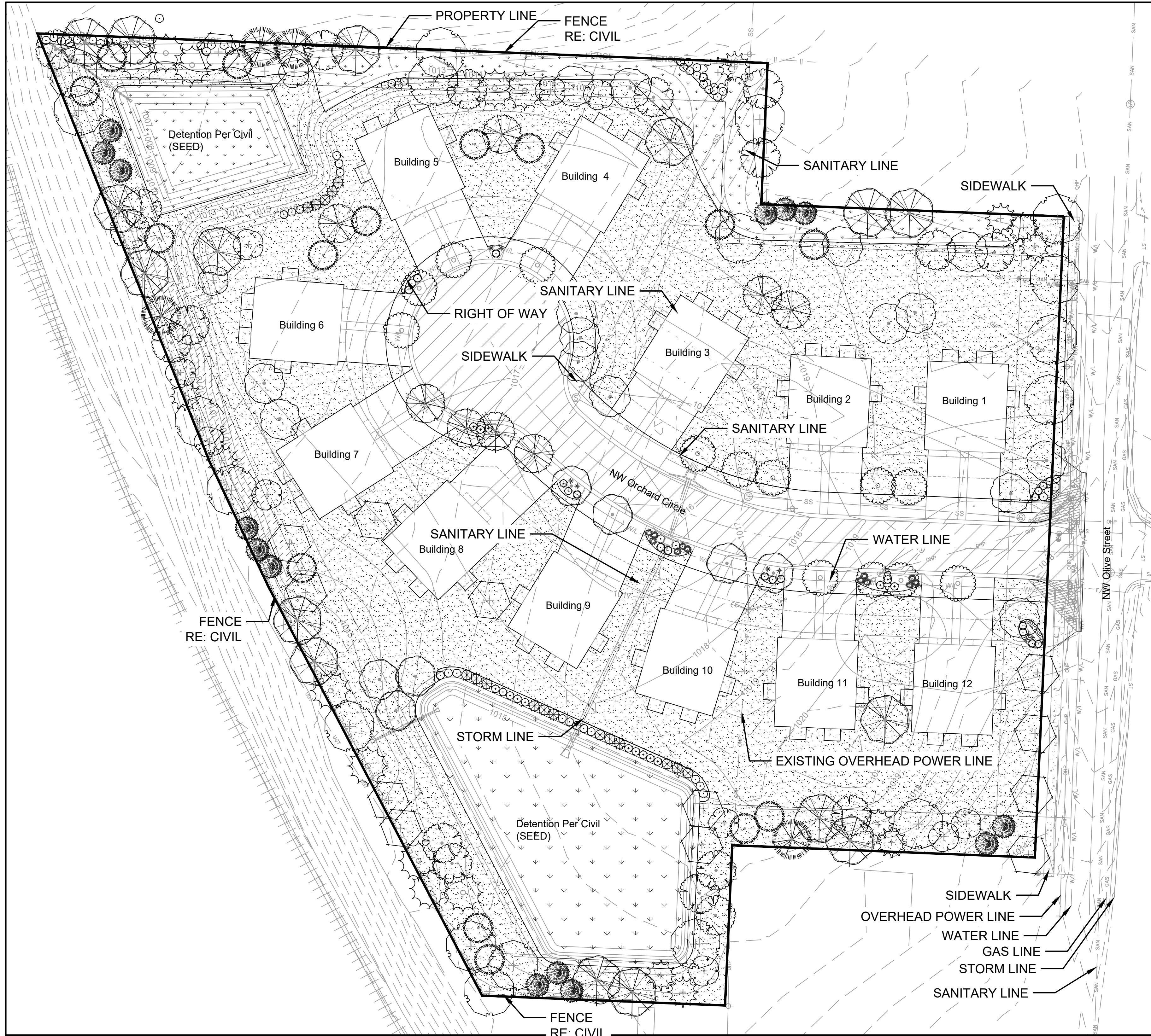


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1915 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108

Jan 14, 2020-11:40am
Z:\R\IC Design\2018\18-0251 Burton Townhomes Lees Summit\DWG\PDFs\18-0251 LND.dwg



Landscape Data

Sight Distance Triange 25'x25'

Street Frontage

Required Width = 20 ft			
NW OLIVE STREET			
Required Trees = 1/30 ft	9.5	Provided Trees:	10
Required Shrubs = 1/20 ft	14.3	Provided Shrubs:	15
NW ORCHARD CIRCLE			
Required Trees = 1/30 ft	25.3	Provided Trees:	26
Required Shrubs = 1/20 ft	38.0	Provided Shrubs:	38

Open Yard

Required Trees = 1/5000 sf	21.9	Provided Trees:	22
Required Shrubs = 2/5000 sf	43.8	Provided Shrubs:	44

Screening

North Property Line			
Required Intensity	High		
Required Width in ft	20.0	Provided Width:	20 ft
Required Wall/Vinyl Fence ht	6 ft	Provided Fence:	6 ft ht
Required Shade Tree = 1/750 sf	8.8	Provided Shade Tree:	9
Required Ornamental Tree = 1/750 sf	8.8	Provided Ornamental Tree:	9
Required Evergreen Tree = 1/750 sf	8.8	Provided Evergreen Tree:	9
Required Shrubs = 2/200 sf	33.0	Provided Shrubs:	33

Distance in ft:	220		
Required Intensity	Low		
Required Width in ft	20.0	Provided Width:	20 ft
Required Wall/Vinyl Fence ht	6 ft	Provided Fence:	6 ft ht
Required Shade Tree = 1/750 sf	5.9	Provided Shade Tree:	6
Required Ornamental Tree = 1/750 sf	5.9	Provided Ornamental Tree:	6
Required Evergreen Tree = 1/750 sf	5.9	Provided Evergreen Tree:	6
Required Shrubs = 2/200 sf	22.0	Provided Shrubs:	FENCE IN LIEU OF SHRUBS

Distance in ft:	340		
Required Intensity	Low		
Required Width in ft	20.0	Provided Width:	20 ft
Required Wall/Vinyl Fence ht	6 ft	Provided Fence:	6 ft ht
Required Shade Tree = 1/750 sf	9.1	Provided Shade Tree:	10
Required Ornamental Tree = 1/750 sf	9.1	Provided Ornamental Tree:	10
Required Evergreen Tree = 1/750 sf	9.1	Provided Evergreen Tree:	10
Required Shrubs = 2/200 sf	34.0	Provided Shrubs:	FENCE IN LIEU OF SHRUBS

Distance in ft:	503		
Required Intensity	Low		
Required Width in ft	20.0	Provided Width:	20 ft
Required Wall/Vinyl Fence ht	6 ft	Provided Fence:	6 ft ht
Required Shade Tree = 1/750 sf	13.4	Provided Shade Tree:	14
Required Ornamental Tree = 1/750 sf	13.4	Provided Ornamental Tree:	14
Required Evergreen Tree = 1/750 sf	13.4	Provided Evergreen Tree:	14
Required Shrubs = 2/200 sf	50.3	Provided Shrubs:	FENCE IN LIEU OF SHRUBS

PLANT SCHEDULE OVERALL LANDSCAPE

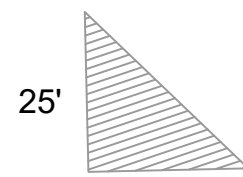
ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2"	Cal.	12
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2"	Cal.	18
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2"	Cal.	15
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5"	Cal.	18
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5"	Cal.	8
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B	2.5"	Cal.	13
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	Cal.	16
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5"	Cal.	7
	Quercus shumardii / Shumard Red Oak	B&B	2.5"	Cal.	15
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5"	Cal.	14
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B&B		6' Ht. Min.	11
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	14
	Pinus strobus / White Pine	B&B		6' Ht. Min.	4
	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	10
SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			34
	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.			2
	Ilex glabra / Inkberry Holly	6' Ht.			5
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.			16
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			16
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			17
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.			12
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.			9
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.			19
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
	ANNUAL/SEASONAL Plants Per OWNERS PLANT SCHEDULE NOTE:	TBD		12" o.c.	58
	Detention Basin and BioSwale Seed Mix / Seed	SEED			24,444 sf
	Prairie Nursery Detention Basin - Bioswale Seed Mix	SEED			2,228 sf
	Native Seed	SEED			2,228 sf
	Prairie Nursery Short Prairie for Medium Soils	SEED			2,228 sf
	Turfgrass Sod Fescue Mix / Fescue Sod	SOD			79,755 sf

SEE SHEET L02 FOR SEPARATE BUFFER PLANTING SCHEDULES

- NORTH PROPERTY LINE BUFFER
- NORTHEAST PROPERTY LINE BUFFER
- SOUTH PROPERTY LINE BUFFER
- WEST PROPERTY LINE BUFFER

SEE SHEET L03 FOR SEPARATE OPEN SPACE AND STREET FRONTAGE SCHEDULES

- OPEN SPACE
- NW OLIVE STREET
- NW ORCHARD STREET



SIGHT TRIANGLE - NTS



1"=30'

Sheet

L01

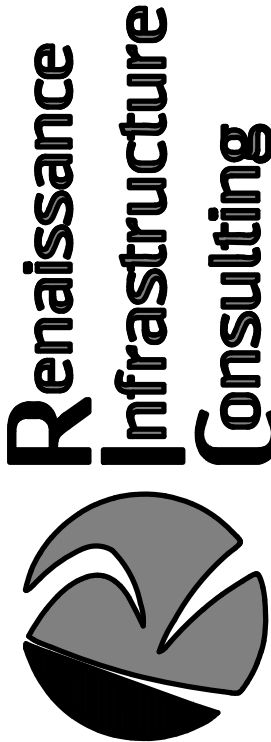
Preliminary Development Plans

18-0251

Sequoia
Lee's Summit, Jackson County, Missouri

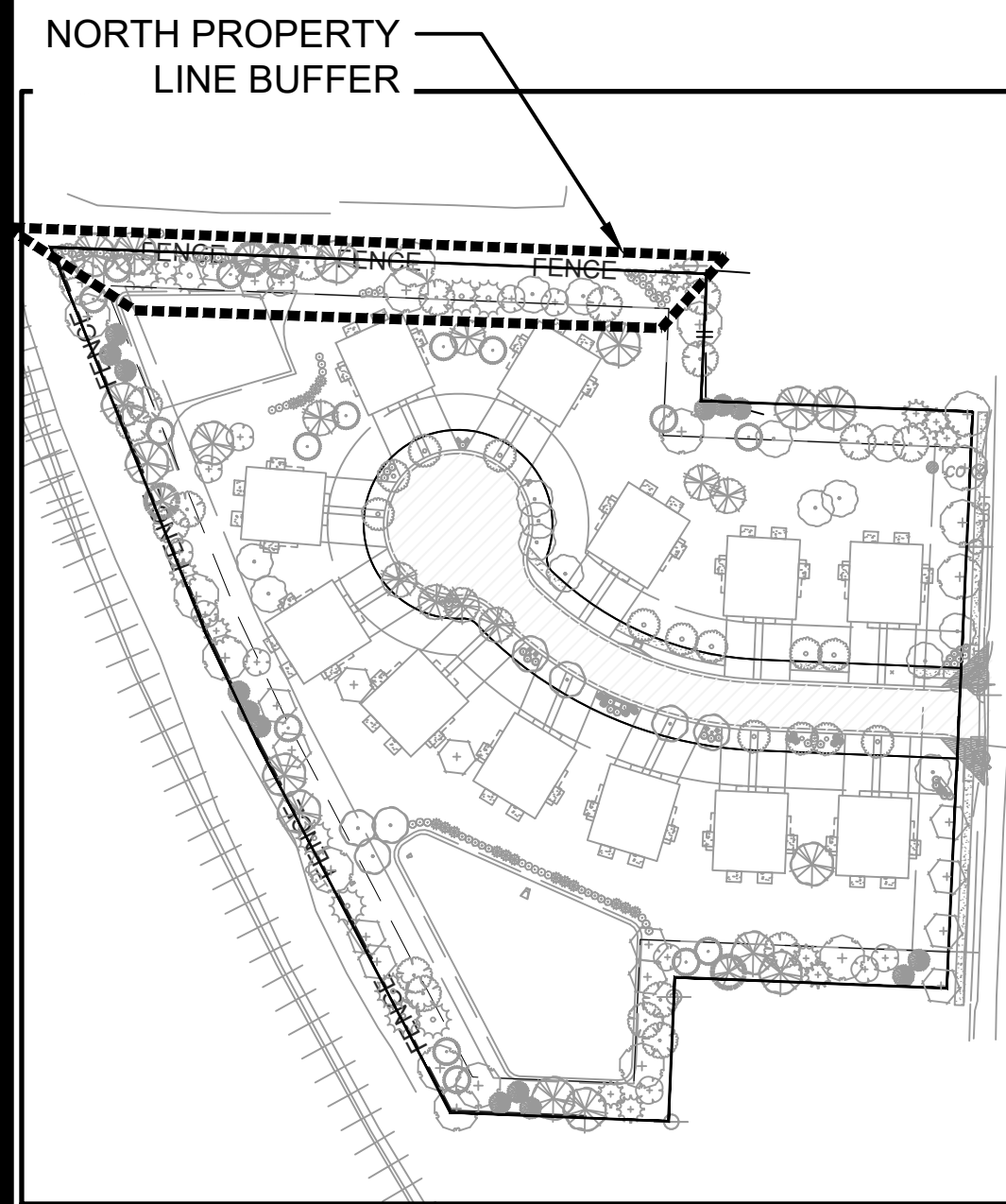
Landscape Plan

NO.	BY	DATE	REVISION
1	JMM	AG 12/11/19	ORIGINAL SUBMITTAL
2	JMM	AG 01/15/2020	PER CITY COMMENTS

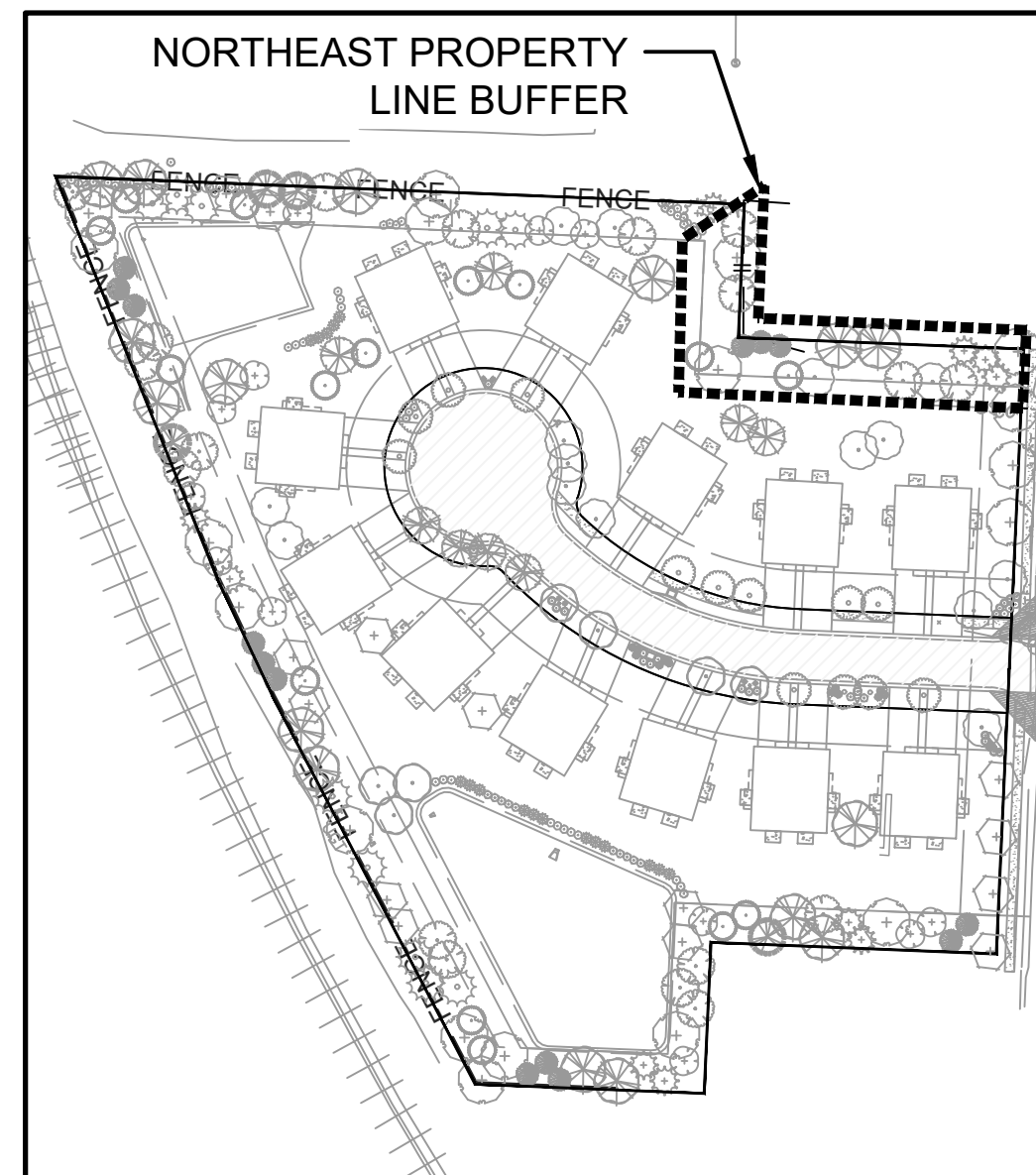


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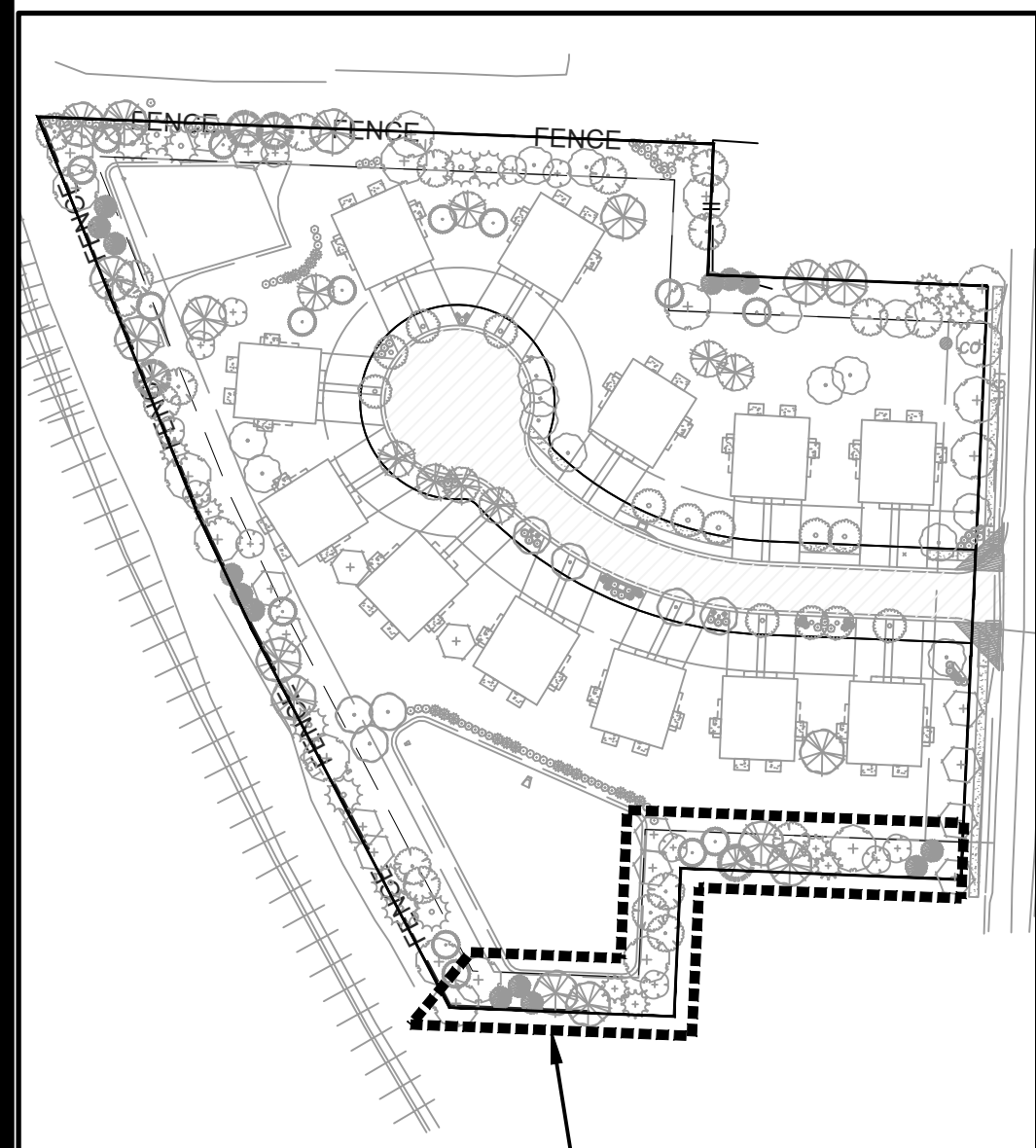
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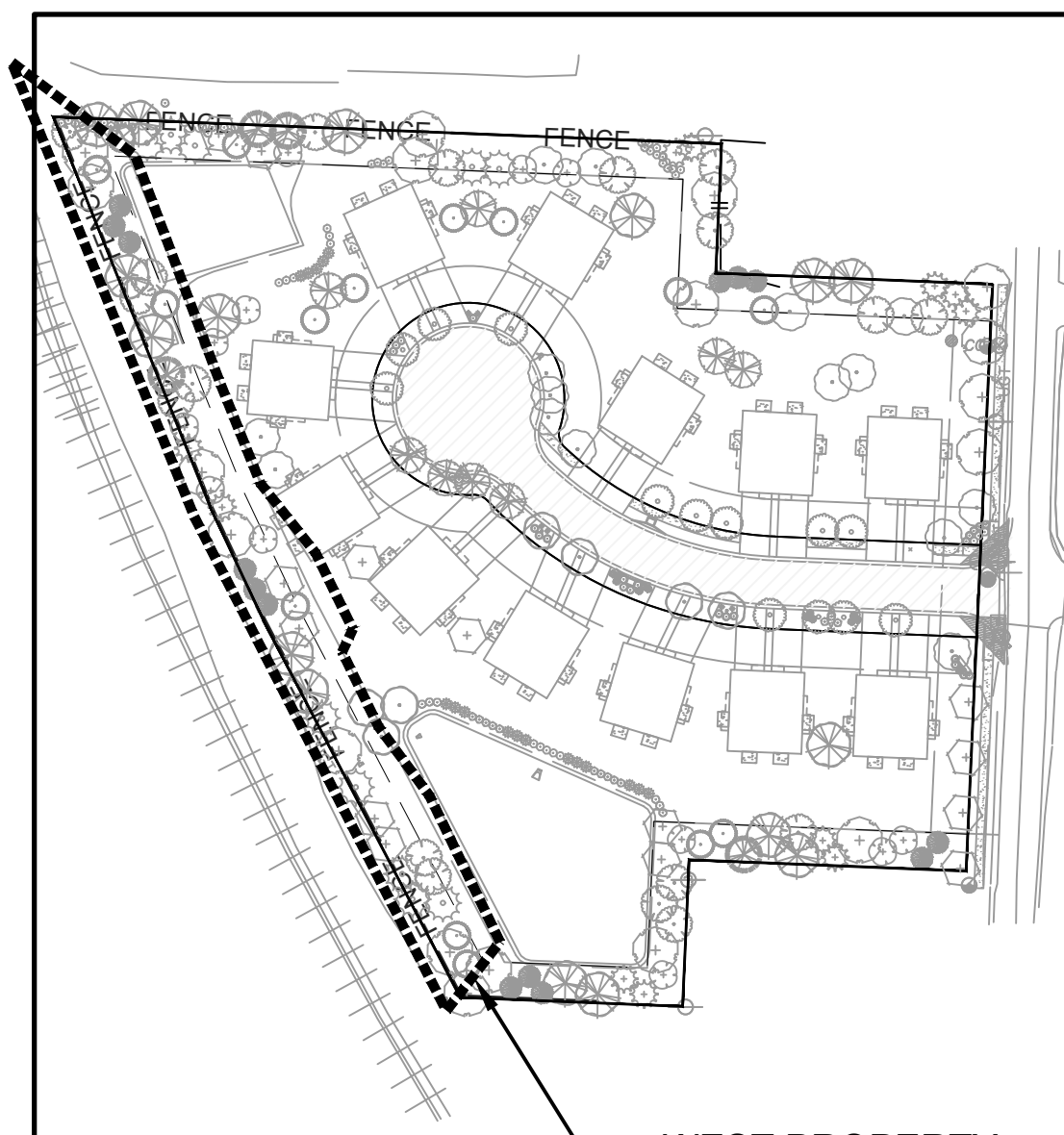
ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		2
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		3
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.		2
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		2
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B&B		6' Ht. Min.	2
	Pinus strobus / White Pine	B&B		6' Ht. Min.	2
	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	5
SHRUBS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.			20
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.			13




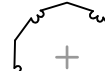








ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		2
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		2
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.		2
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B		6' Ht. Min.	3
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	3

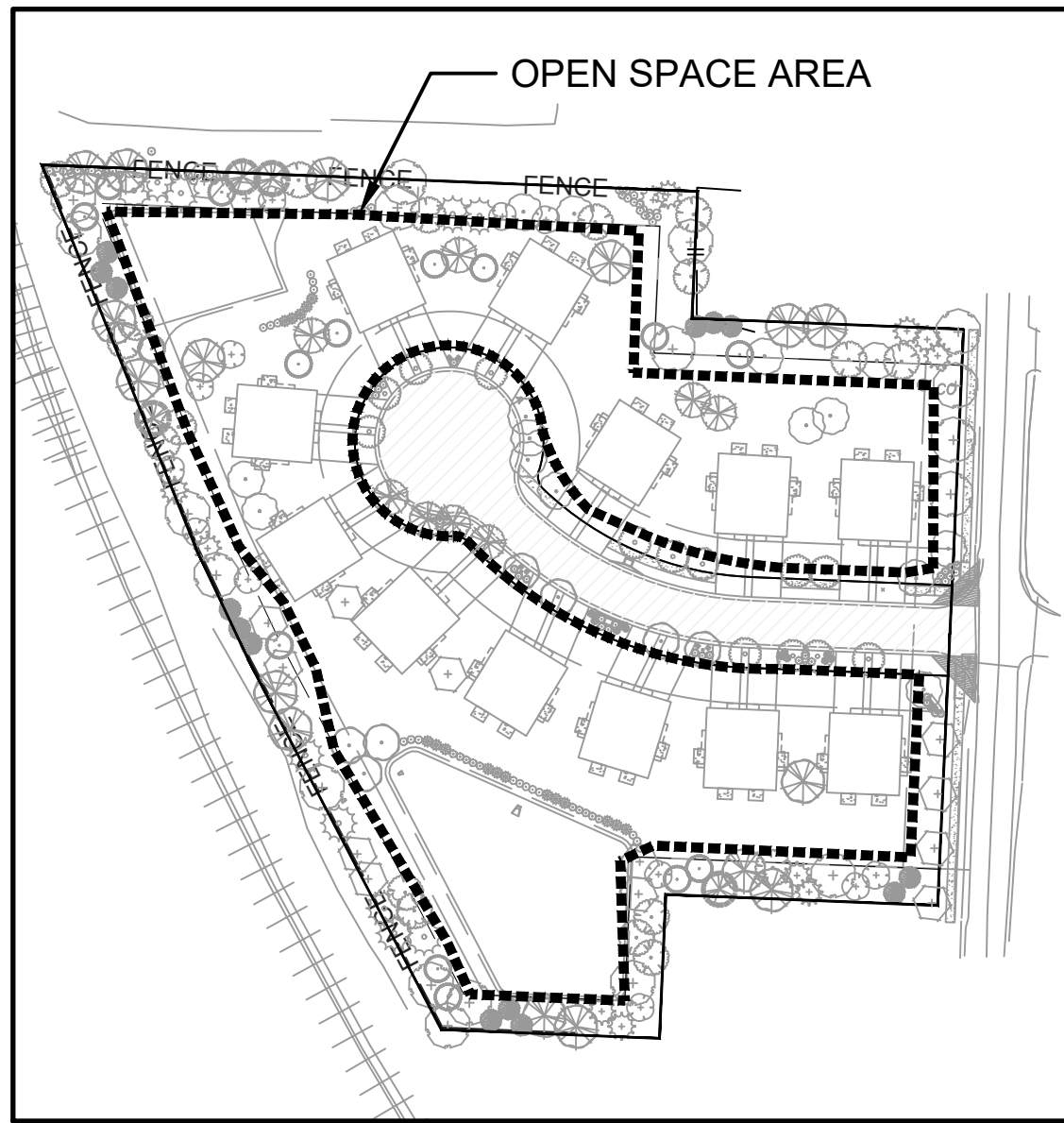


ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		4
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		4
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		2
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B&B		6' Ht. Min.	4
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	5
	Pinus strobus / White Pine	B&B		6' Ht. Min.	1



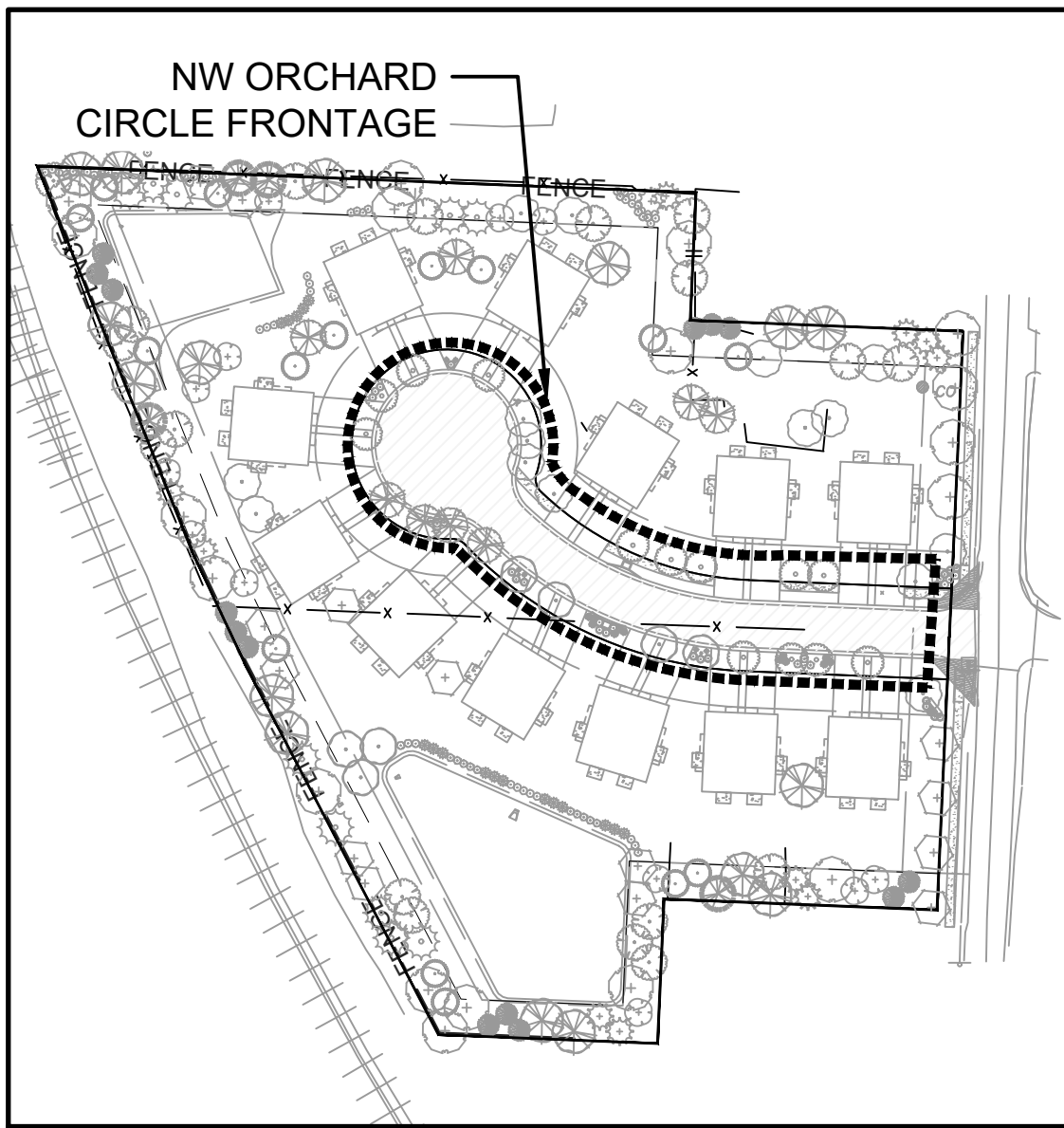
ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		6
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		5
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.		6
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		4
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B&B		6' Ht. Min.	2
	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	6
	Pinus strobus / White Pine	B&B		6' Ht. Min.	1
	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	5


PLANT SCHEDULE NOTE:
SEE SHEET L01 FOR OVERALL LANDSCAPE PLAN AND SCHEDULE
SEE SHEET L01 FOR SEED AND SOD SCHEDULE
SEE SHEET L03 FOR SEPARATE OPEN SPACE AND STREET FRONTAGE SCHEDULES

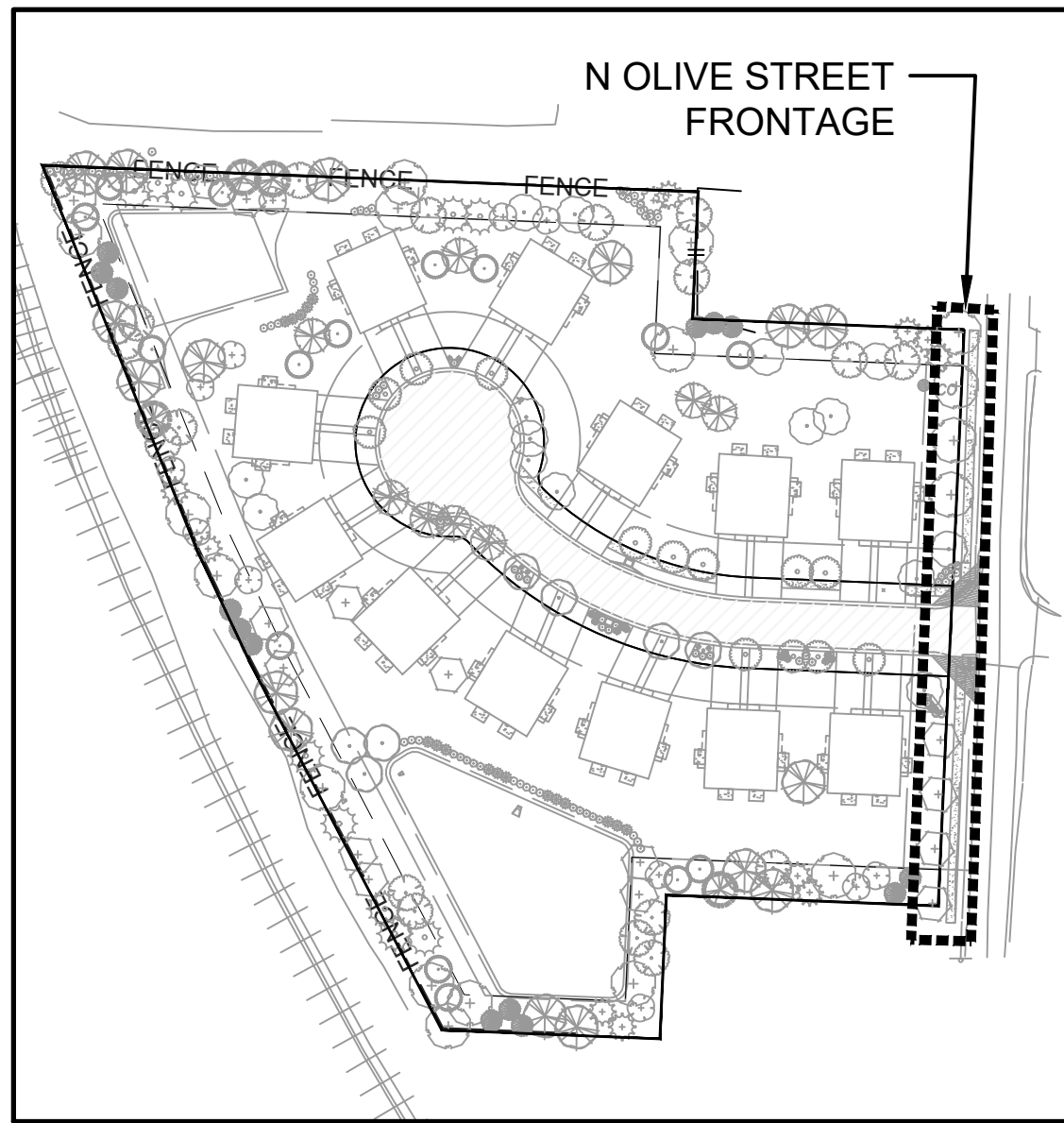
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<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	<i>Cercis canadensis</i> 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	2
	<i>Malus</i> x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.	4
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	<i>Carpinus betulus</i> 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5" Cal.	4
	<i>Nyssa sylvatica</i> 'Wildfire' / Black Gum	B&B	2.5" Cal.	3
	<i>Quercus robur</i> 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	3
	<i>Quercus shumardii</i> / Shumard Red Oak	B&B	2.5" Cal.	4
	<i>Ulmus americana</i> 'Valley Forge' / American Elm	B&B	2.5" Cal.	2
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.		11
	<i>Itea virginica</i> 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		10
	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	5 Gal.		17
	<i>Physocarpus opulifolius</i> 'Diablo' / Diablo Ninebark	5 Gal.		6

PLANT SCHEDULE NOTE:
SEE SHEET L01 FOR OVERALL LANDSCAPE PLAN AND SCHEDULE
SEE SHEET L01 FOR SEED AND SOD SCHEDULE
SEE SHEET L02 FOR SEPARATE BUFFER SCHEDULES



DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5" Cal.	4
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B	2.5" Cal.	8
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	4
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	3
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.		2
	Ilex glabra / Inkberry Holly	6' Ht.		5
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		6
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		7
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.		12
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.		6



DECIDUOUS TREES		BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer rubrum 'October Glory'™ / October Glory Maple	B&B	2.5" Cal.	4	
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	1	
	Ulmus americana 'Valley Forge'™ / American Elm	B&B	2.5" Cal.	4	
SHRUBS		BOTANICAL / COMMON NAME	CONT		QTY
	Aronia melanocarpa 'Morton'™ / Iroquis Beauty Black Chokeberry	3 Gal.		3	
	Juniperus chinensis 'Gold Lace'™ / Gold Lace Juniper	5 Gal.		9	
	Panicum virgatum 'Haense Herms'™ / Haense Herms Switch Grass	5 Gal.		3	
GROUND COVERS		BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	ANNUAL/SEASONAL Plants Per OWNER	TBD		12" o.c.	58

- 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.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. 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.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONE 1/2" OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEEOUS 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.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - 6.1. PLANTING BEDS:
 - 6.1.1. LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - 6.1.2. WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - 6.1.3. TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - 6.1.4. FERTILIZER: 3 LBS./100SF
 - 6.2. BACKFILL FOR TREES
 - 6.2.1. LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - 6.2.2. WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - 6.2.3. TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - 6.2.4. FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
7. AGGREGATE MULCH TO MATCH ON-SITE PRODUCT 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.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. 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.
11. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. 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.
13. ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
14. CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF TWO (2) YEARS 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.
15. 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.

GENERAL LANDSCAPE

1. 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.
2. CONTRACTOR SHALL SUPPLY THE OWNER A WEEKLY LOG OF MAINTENANCE ACTIVITY BEGINNING AFTER PLANTING CONTINUING THROUGHOUT THE ENTIRE MAINTENANCE PERIOD.
3. ALL LANDSCAPE SHALL BE, AT A MINIMUM, INSPECTED ONCE PER WEEK BY THE CONTRACTOR THROUGHOUT THE MAINTENANCE PERIOD.
4. 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.

1. 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.

2. 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.

- ### 3. RESTORE OR REPLACE DAMAGED WRAPPINGS

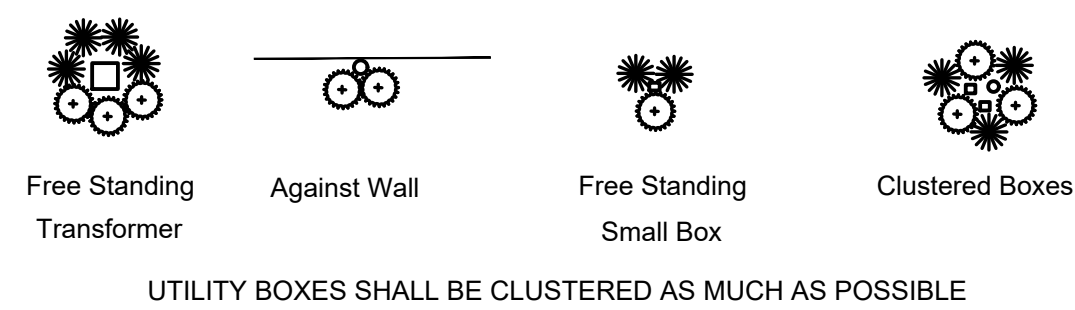
4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE FROM DISEASE AND INSECTS.

1. 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.

2. KEEP LAWNS UNIFORMLY MOIST TO A DEPTH OF 4 INCHES BY:
 - 2.1. APPLYING 1" OF WATER IMMEDIATELY AFTER SOIL IS LAID
 - 2.2. APPLYING ½" MINIMUM PER DAY FOR THE NEXT 14 DAYS
 - 2.3. WATERING THE LAWN AT A RATE OF 1" PER WEEK THROUGHOUT THE MAINTENANCE PERIOD. WATER SHALL NOT BE DISTRIBUTED IN ONE APPLICATION
- 2.4. DURING DROUGHT OR EXCESSIVE HEAT, CONTRACTOR SHALL APPLY WATER IN AN AMOUNT NEEDED TO SUSTAIN THE TURF.

3. 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.

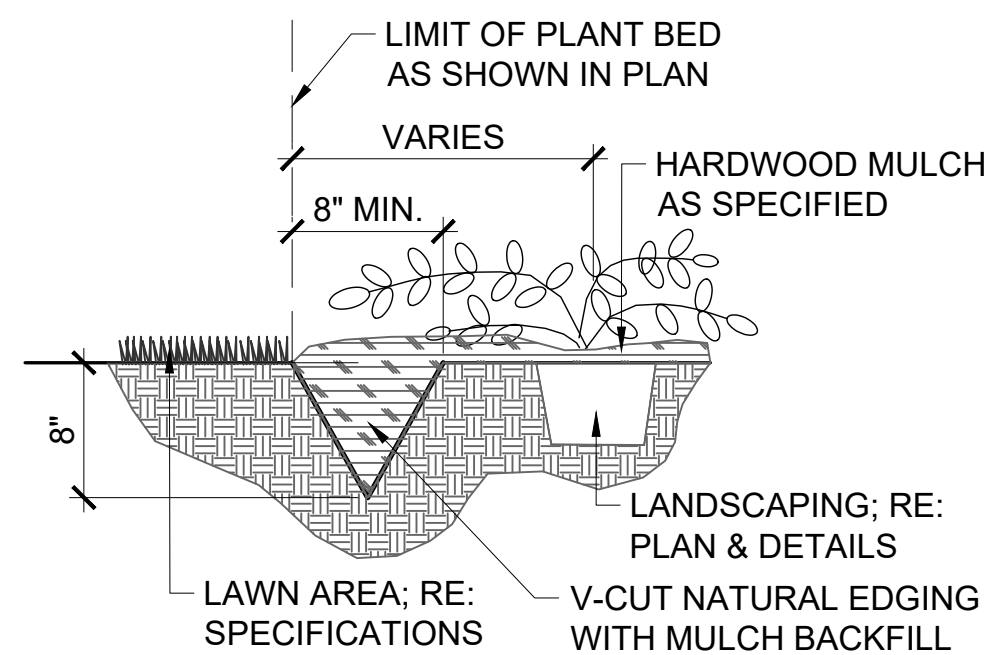
4. POST FERTILIZATION: APPLY FERTILIZER TO LAWN AFTER FIRST MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 LB. PER 1000 SF OF LAWN AREA. WATER FERTILIZER INTO SOIL AS DIRECTED BY THE MANUFACTURER.



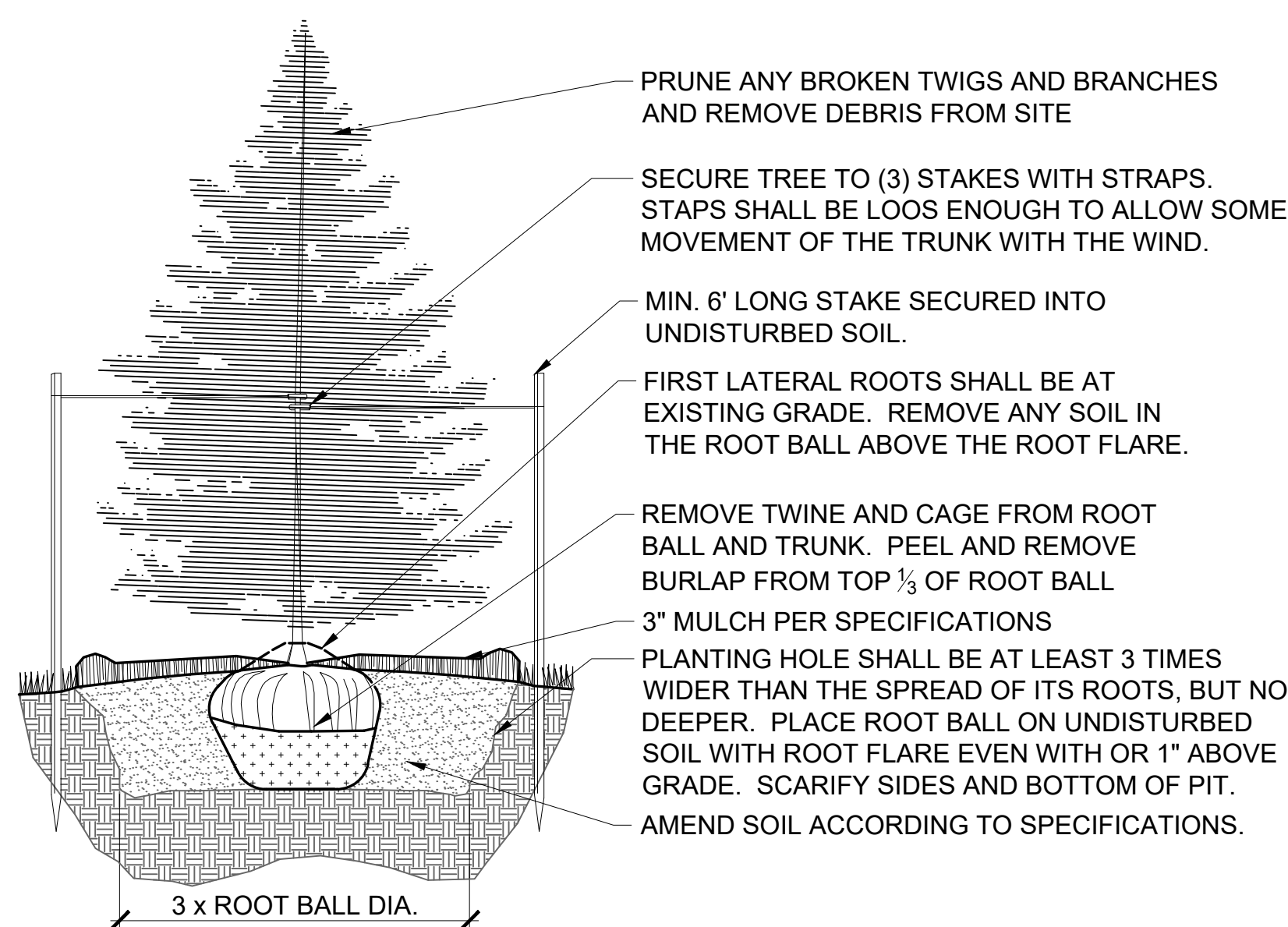
TYPICAL UTILITY BOX SCREENING DETAILS - NTS

- NOTES:

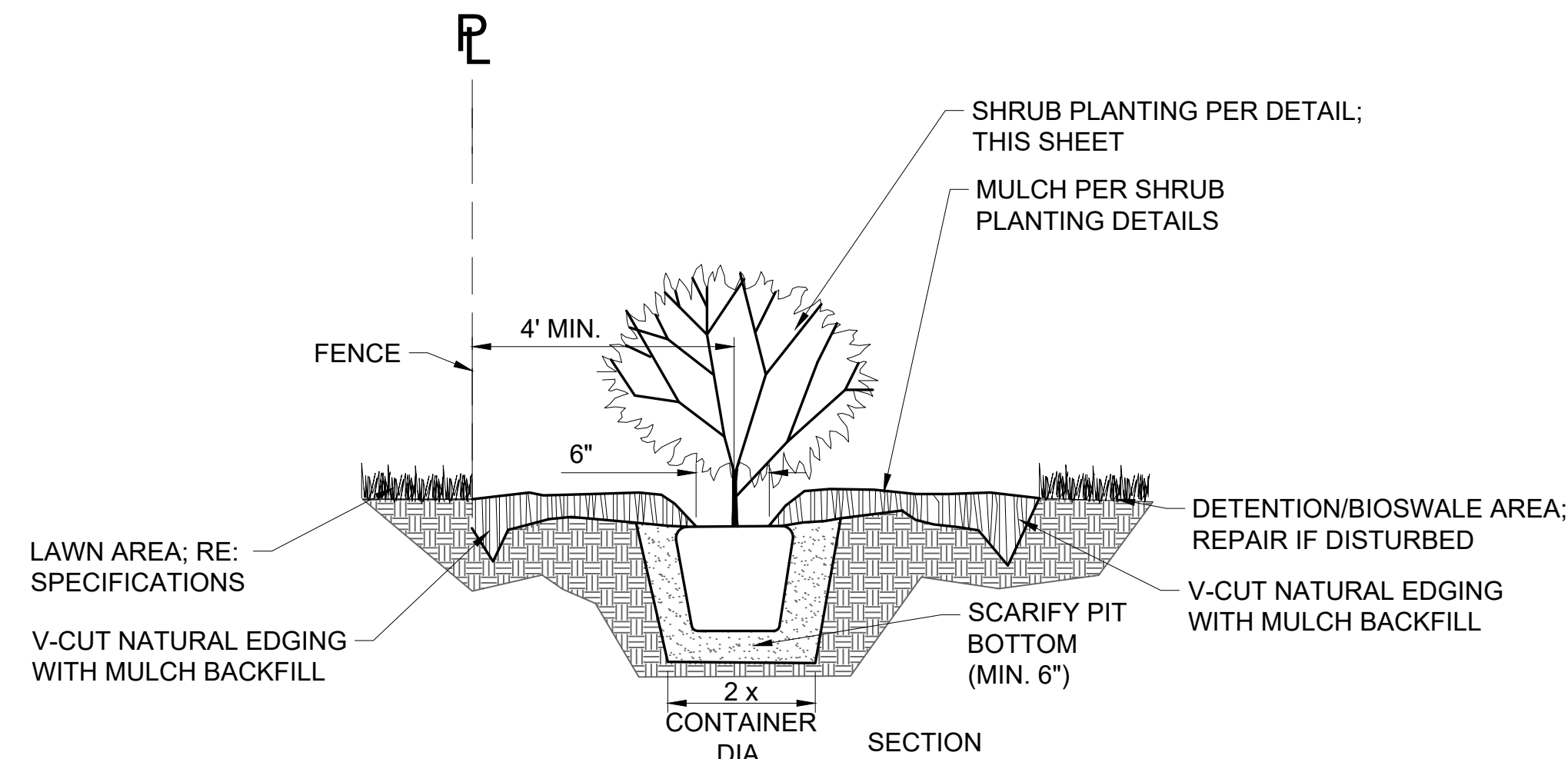
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS



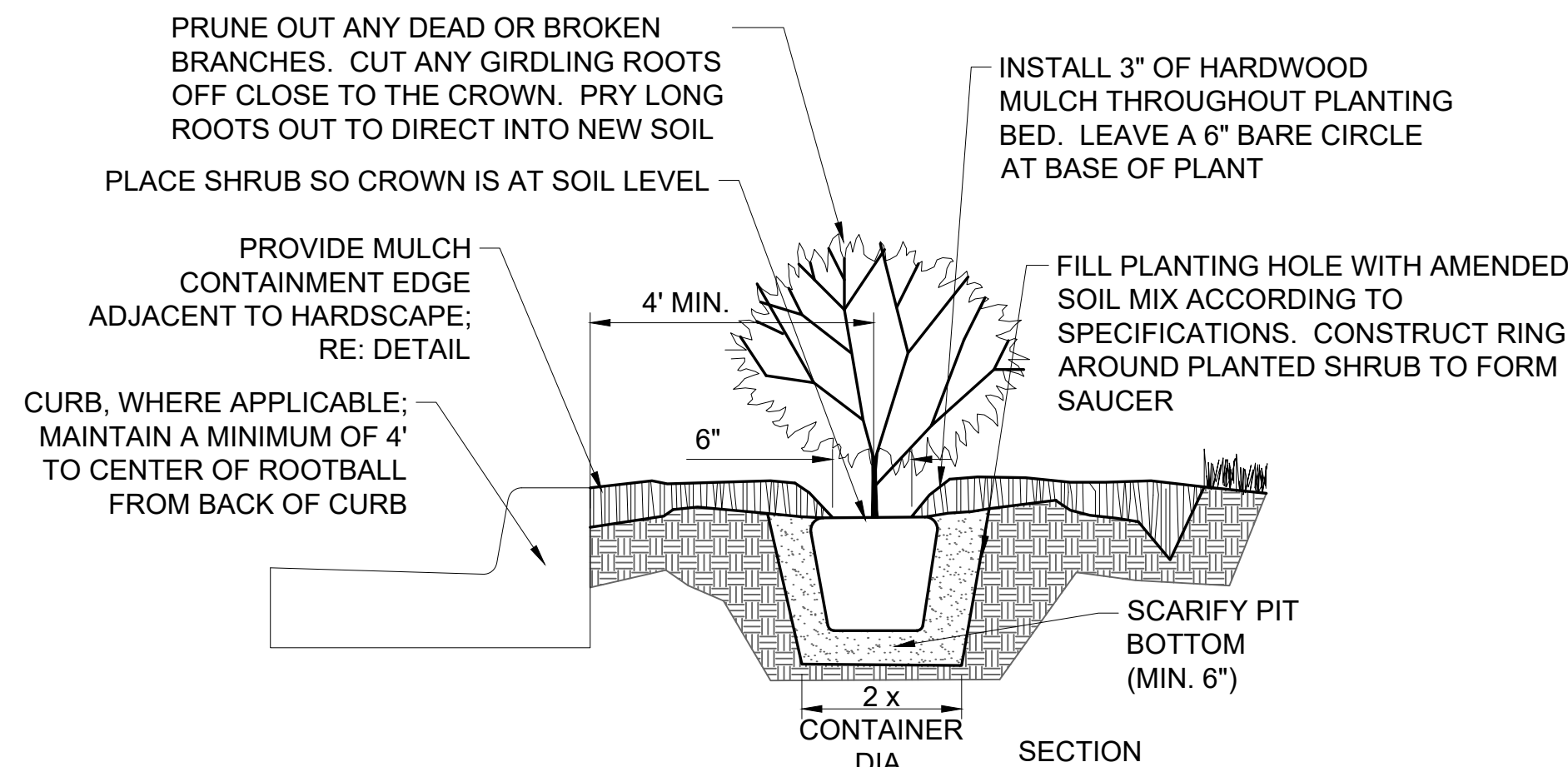
EVERGREEN TREE PLANTING DETAIL - NTS



- NOTES:

1. PROVIDE V-CUT NATURAL EDGE AT BOTH FENCE EDGE AND TURF/NATIVE SEED EDGE FOR ALL PLANT BEDS ADJACENT TO FENCE. ALL OTHER PLANT BEDS SHALL V-CUT NATURAL EDGE PER PLANS.

PLANT BED W/ V-CUT NATURAL EDGE - NTS



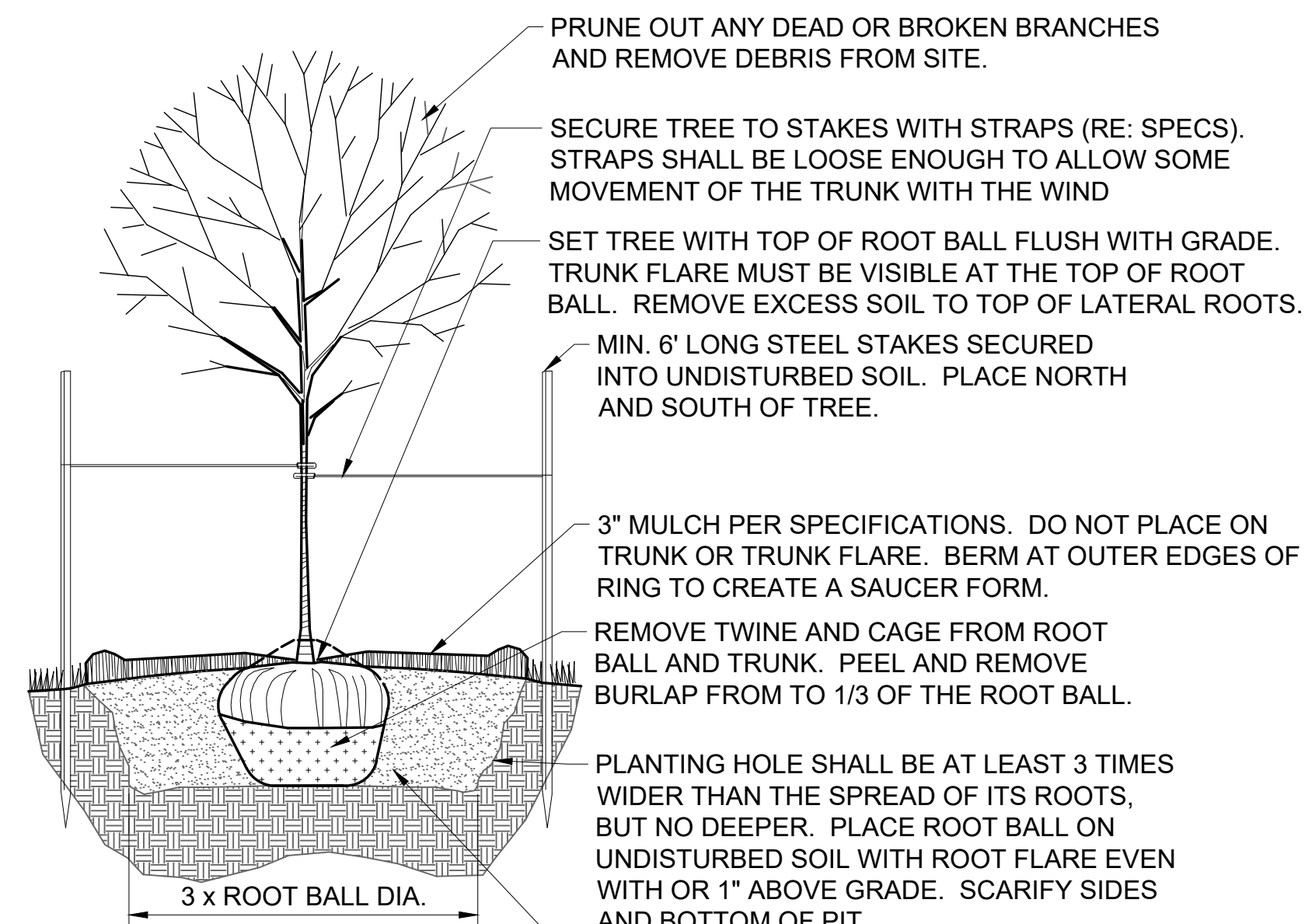
- NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. 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

- NOTES:

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



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

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