

FOR NON-PUBLIC WORK

- A. Screened items indicate a pre-construction topographic survey
B. Contraction joints shall conform to APWA Section 2200.
C. All concrete to be 4000 psi with 6% (+/- 1%) air entrainment. Cement mixtures with water/cement ratios at 0.5 or below are recommended
D. Construction of reinforced concrete pavements shall be in accordance with ACI 330 standard specifications.
E. Curing compound to be applied to all concrete surfaces immediately after broom finish.
F. Contractor shall reject concrete if it cannot be placed within 90 minutes of batch time. Expiration time shall be reduced to 60 minutes on high summer temperatures.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices" and to the City of Lee's Summit.
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series 1-29/2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.
4. All pavement markings for handicap stalls and aisles shall be blue.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Lee's Summit's minimum design standards.
2. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
3. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
4. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
5. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Lee's Summit public works at 816.969.1800 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
6. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
7. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
8. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
9. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
10. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
11. Excess material shall be disposed of by the contractor off the owner's property at no additional cost in a legal manner.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Concrete curb at all concrete paving and both side of drive-in ramps shall be integral.
14. Contractor shall be responsible for mud and debris on public ROW which shall be removed in a timely manner daily.

GENERAL NOTES

1. All fencing constructed adjacent to PI zoning districts shall conform to City of Lee's Summit UDO Section 8.890 minimum buffer screen requirements.
2. Pavement sections shall conform to the City of Lee's Summit minimum design standards.

SITE DATA TABLE

PROPERTY INFO:
Existing Zoning: RP-2 Planned Two-Family Residential
Total Land Area: 3.78 Acres, 164,656.80 sqft
Proposed Street Right-of-way: 0.69 Acres, 30,056.40 sqft
Net Land Area: 3.78 Acres, 164,656.80 sqft
Proposed Use: RP-2 Planned Two-Family Residential

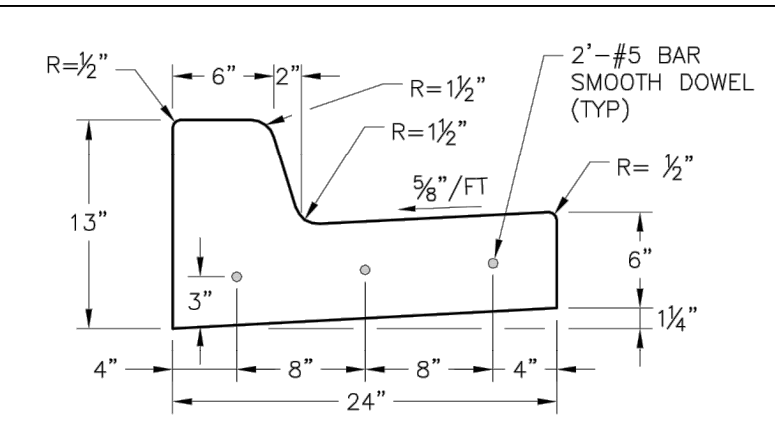
BUILDING INFO:
Building 1-12: Type A - (2 / 2 - 24 Units)
Number of Dwelling Units: 24

PARKING INFO:
1 or 2 Bedroom Residence: = 24 Units
2 Stalls / 2, 3, or 4 BR Unit (1 Fully Enclosed) = 48 Spaces
Total Parking Required = 48 Spaces
Driveway Parking Stalls Provided = 48 Spaces
Fully Enclosed Garage Stalls Provided = 48 Spaces

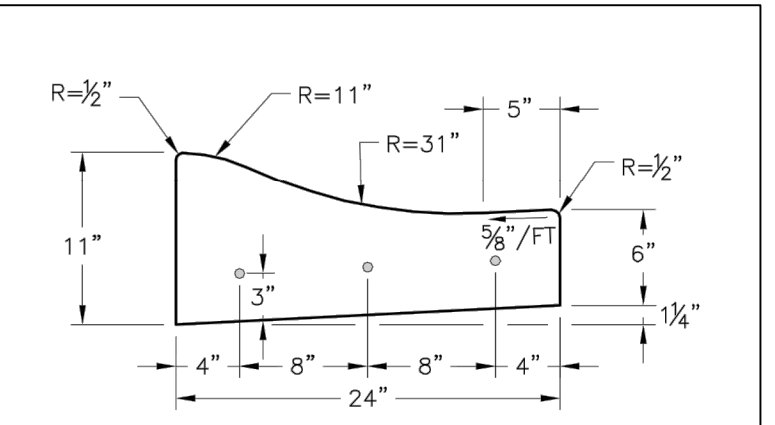
Total Parking Provided = 96 Spaces

Total Floor Area = 25,320 SF
Total Impervious Area = 61,320 SF (37.24%)

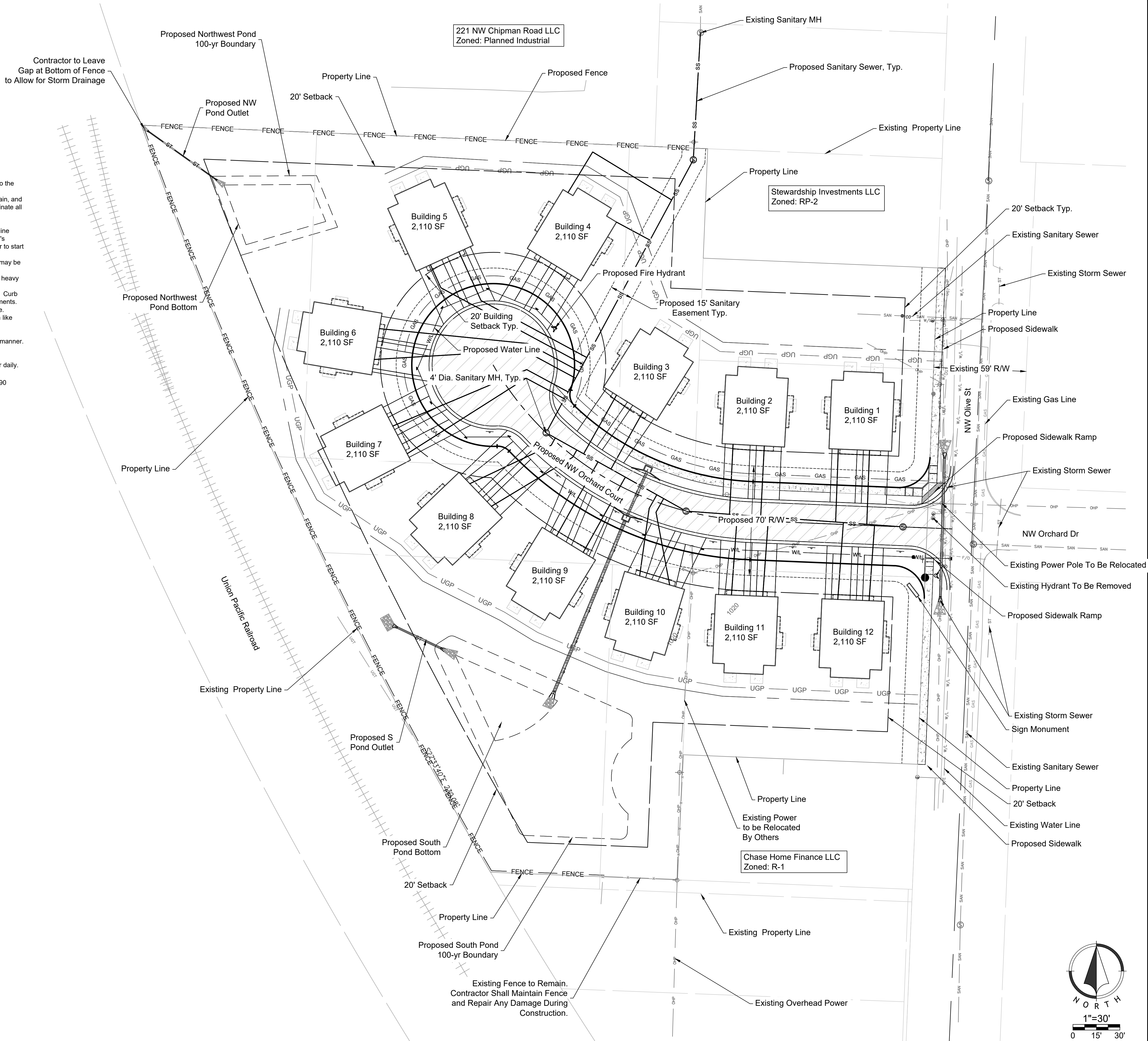
Floor Area Ration (FAR) = 0.13
Dwelling (Units) Per Acre = 6.35
Total Building Height = 28.0 ft



City of Lee's Summit Standard Details - GEN 4
Straight Back Dry Curb & Gutter (Type CG-1 Dry)



City of Lee's Summit Standard Details - GEN 4
Roll Back Dry Curb & Gutter (Type CG-2 Dry)

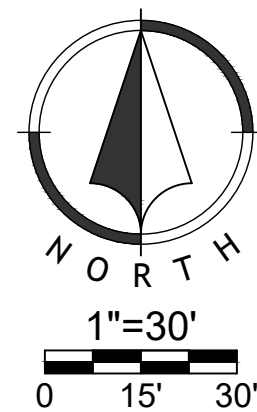
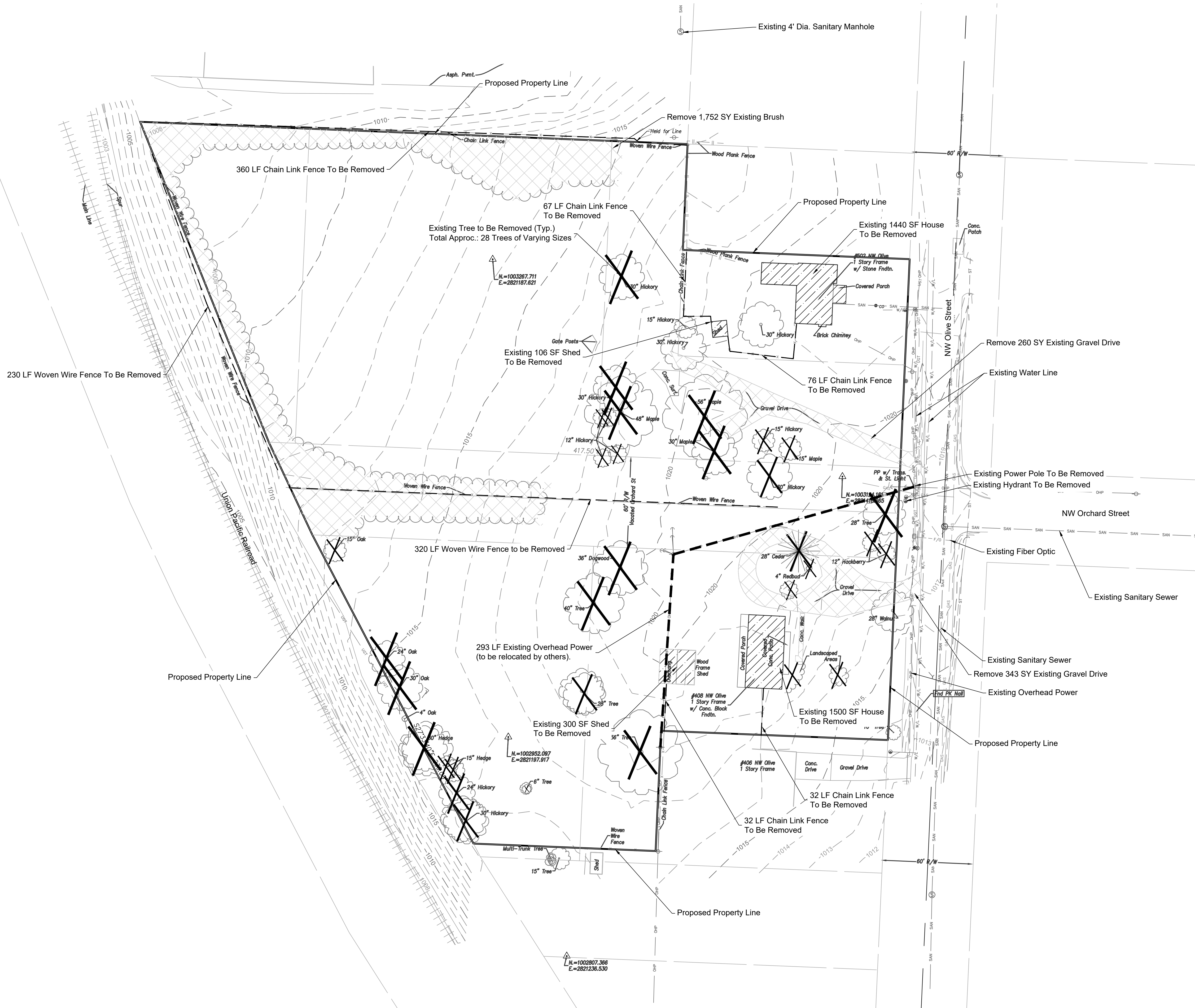


NO.	BY	CD	DATE	PER CITY COMMENTS
2	UD	MES	08/11/20	
1	UD	MES	05/08/2020	ORIGINAL SUBMISSION
				REVISION

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

Professional Engineer
MITCHELL E. SLUTTER
PE-2002003418
EXPIRATION DATE 12-31-2024

Jun 12, 2020 - 11:21am
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Sheet
C03

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

Existing Conditions &
Demolition Plan

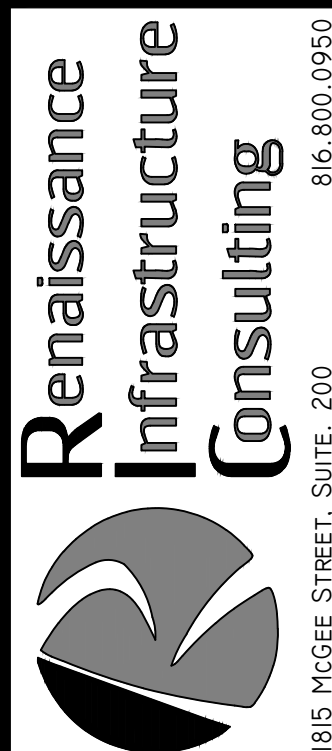
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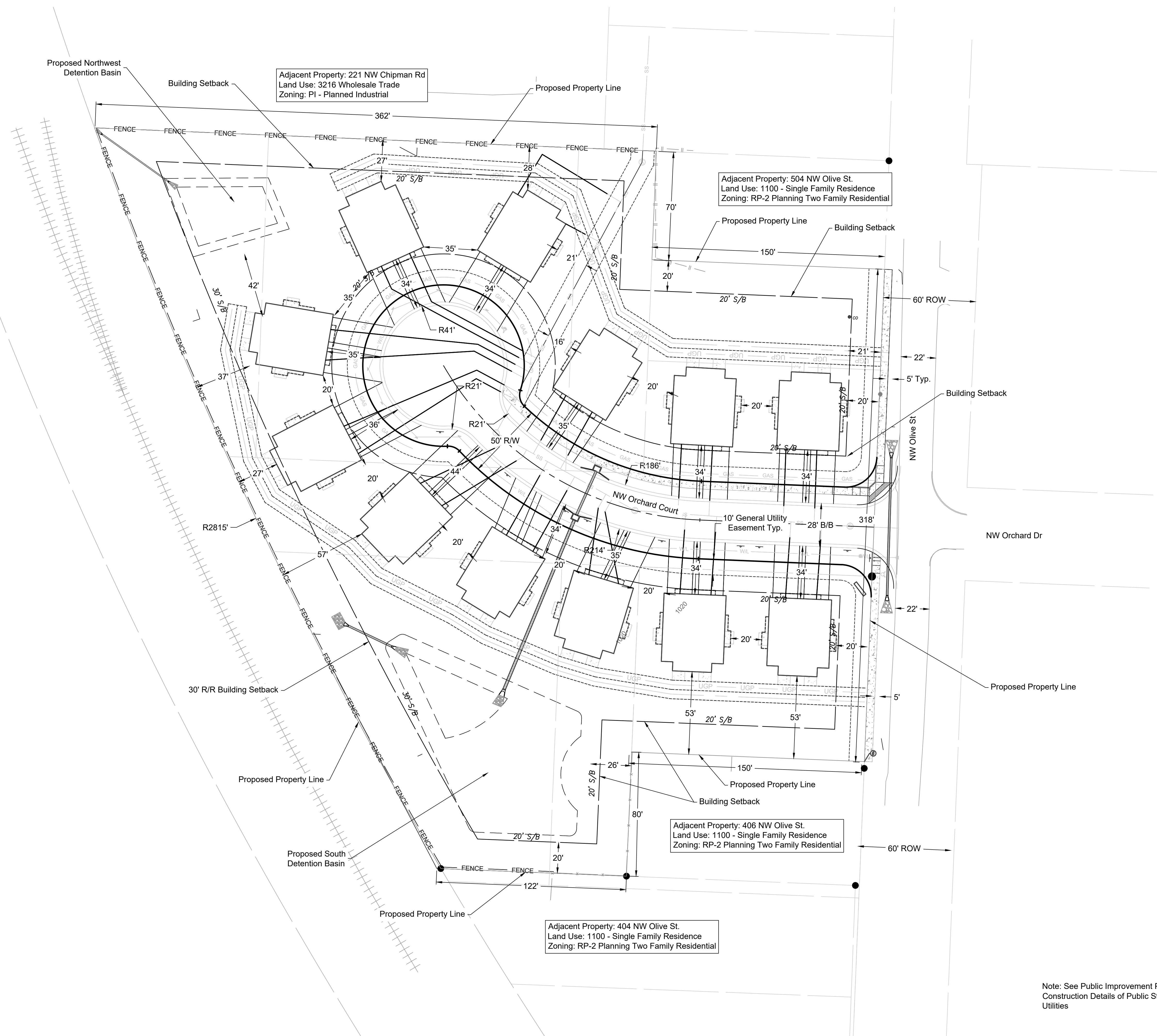
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KANSAS CITY, MISSOURI 64108
816.800.0950
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MO Certificate of Authority: E-2010033530

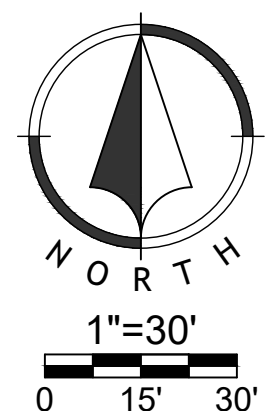
MITCHELL E. SLUTTER
PE-20020030418
18-0251

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Note: See Public Improvement Plans For Construction Details of Public Street, Storm, and Utilities

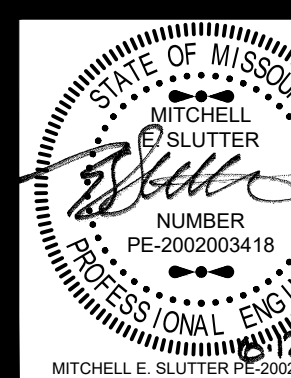
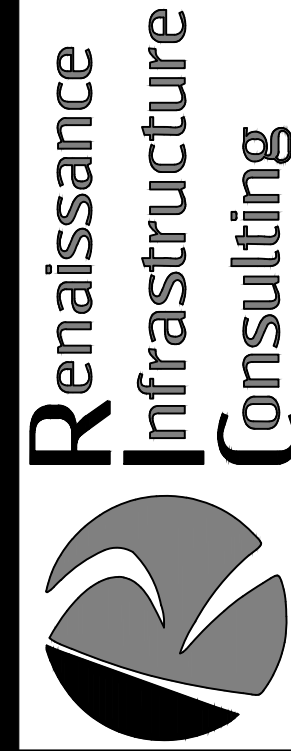
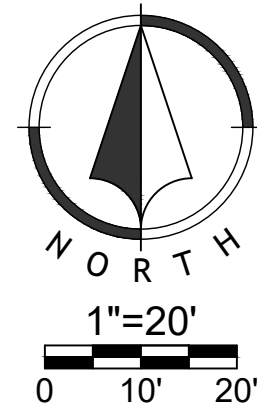


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Note: Drainage calculations are for reference only. See Public Plans for more detail.

Overland Flow										System Flow					Pipe Design																Structure Design									
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K"A"C)	Time of Conc. (min.)	Intensity (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation	
A	A-2	0.760	0.66		25 100	1.1 1.25	5.00	7.35 10.32	4.06 6.47	0.00 1.82	4.06 8.29	0.760	0.55 0.63	5.00	7.35 10.32	4.06 6.47	A-2	A	RCP	Round	15	34.37	0.013	0.52	4.06 6.47	4.66	3.79	4.27 3.79	10.8 15.0	0.13 0.15	1013.05	1014.30	1012.87	1014.12	2.34	-2.51	1014.05	1014.05	I	1016.64
A	A-1	0.680	0.66		25 100	1.1 1.25	5.00	7.35 10.32	3.63 5.79	0.00 2.66	3.63 8.45	1.440	1.05 1.19	5.00	7.35 10.32	7.69 12.26	A-1	0	HDPE	Round	18	124.52	0.01	0.50	7.69 12.26	9.60	5.43	6.02 5.43	12.1 18.0	0.34 0.38	1012.62	1014.12	1012.00	1013.50	2.51	-1.50	1013.72	1013.57	I	1016.63
A	A																																							1013.50



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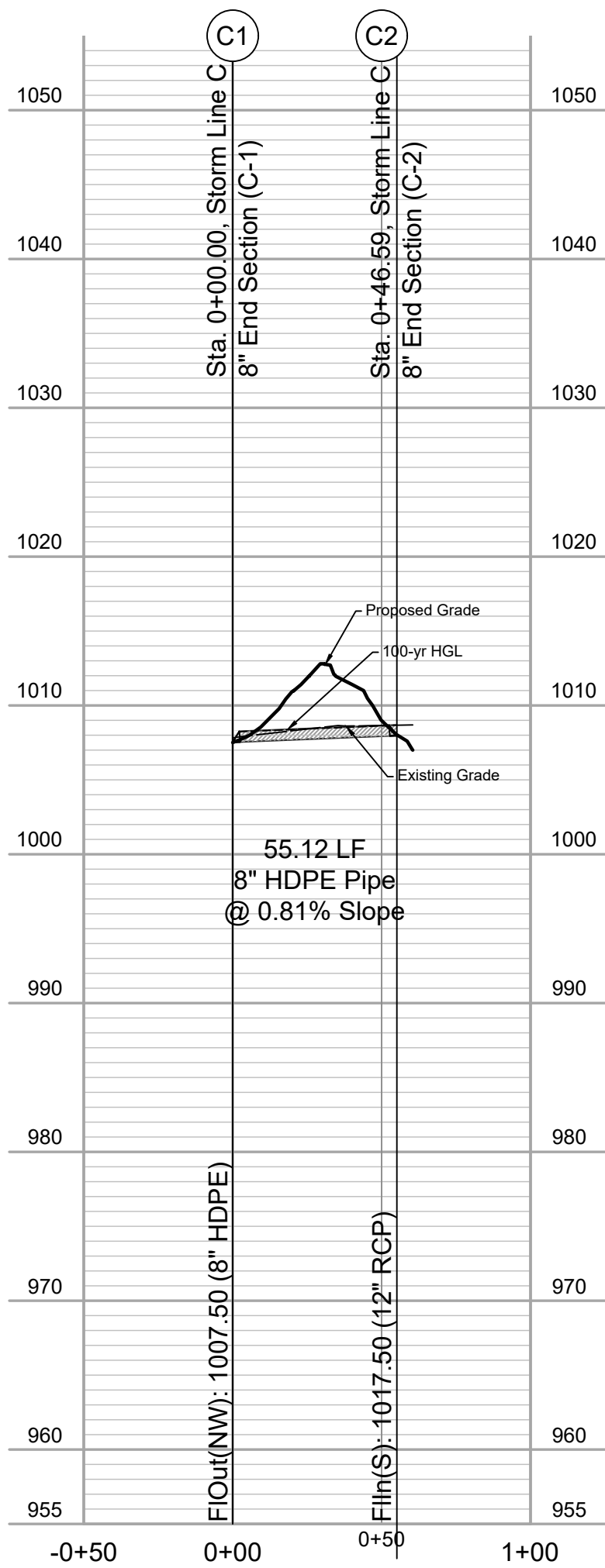
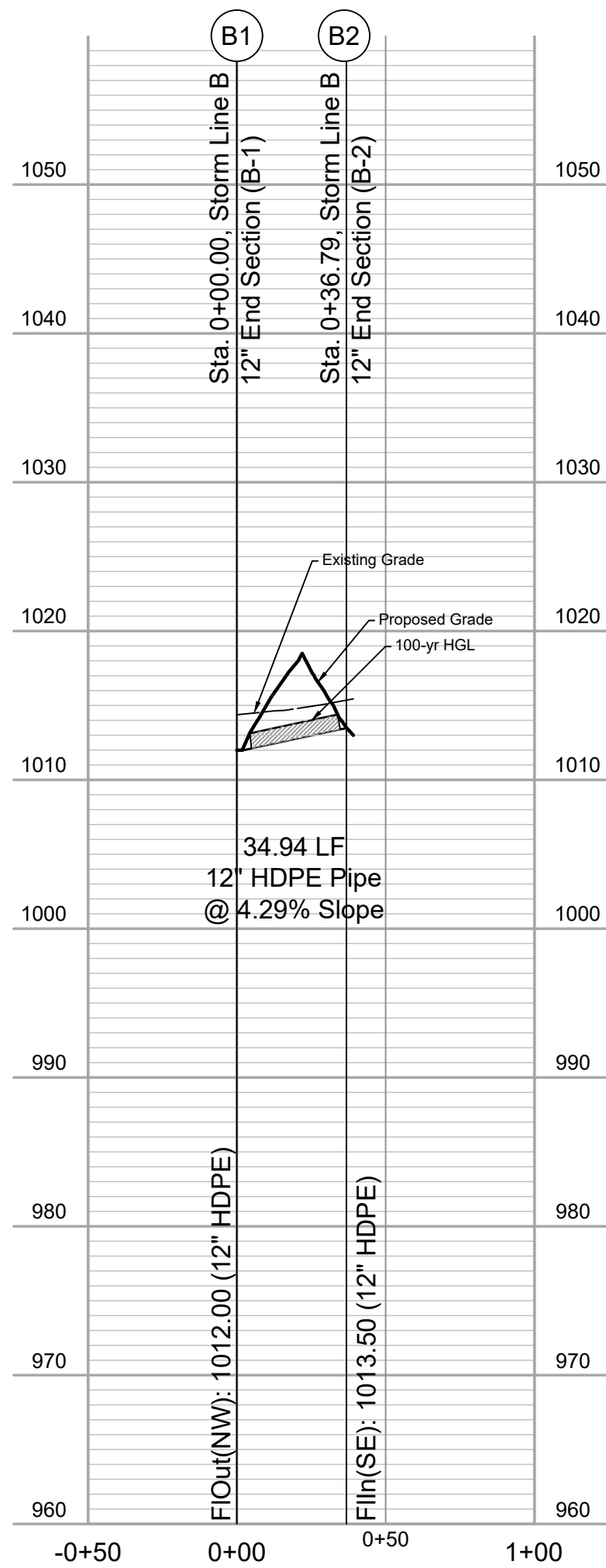
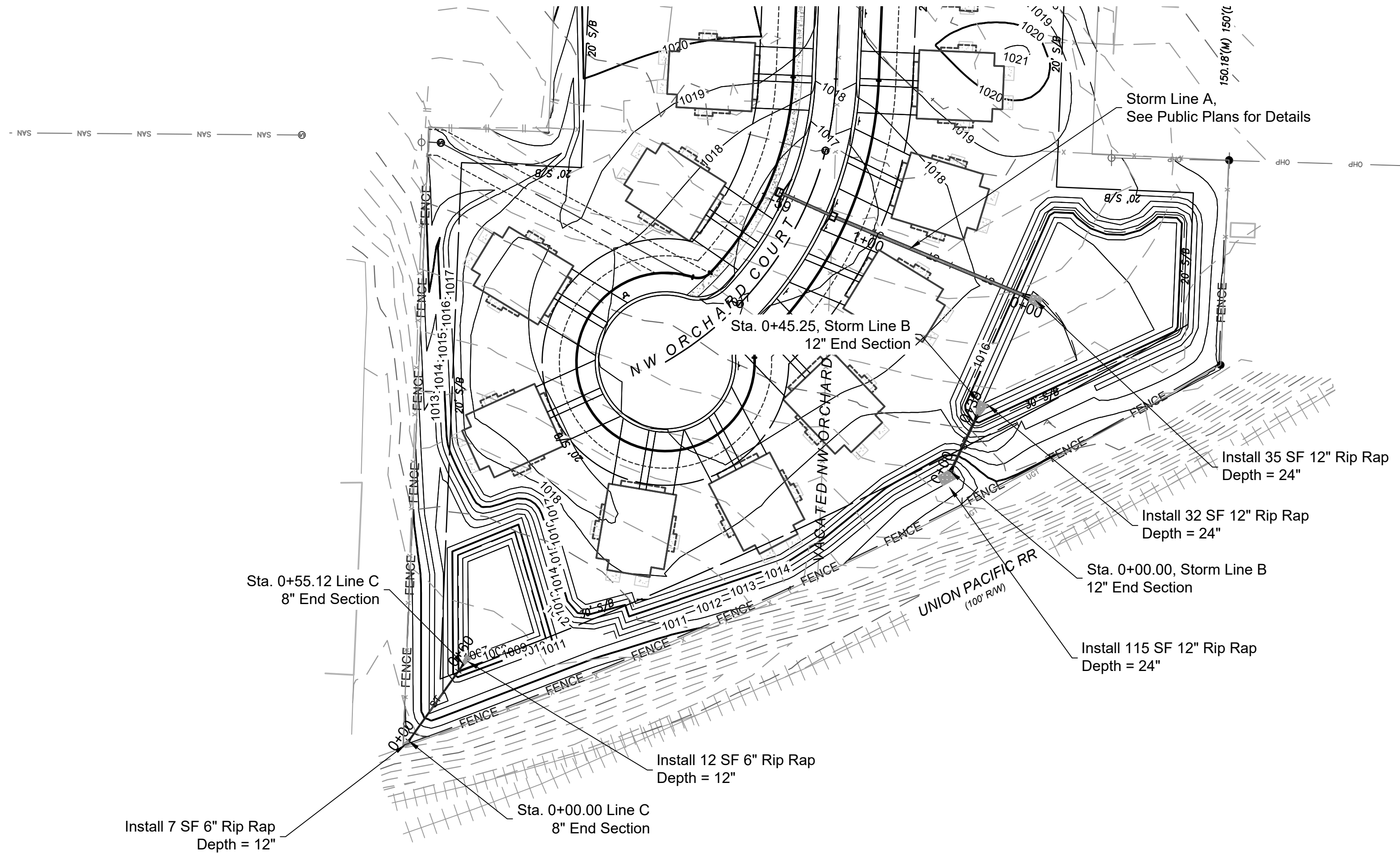
NO.	BY	DATE	REVISION
2	JGD	MES 08/11/20	PER CITY COMMENTS
1	JGD	MES 05/08/2020	ORIGINAL SUBMISSION

Drainage Map & Calculations

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

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NO.	BY	DATE	REVISION
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1	JGD	MES 06/09/2020	ORIGINAL SUBMISSION

Renaissance Infrastructure Consulting

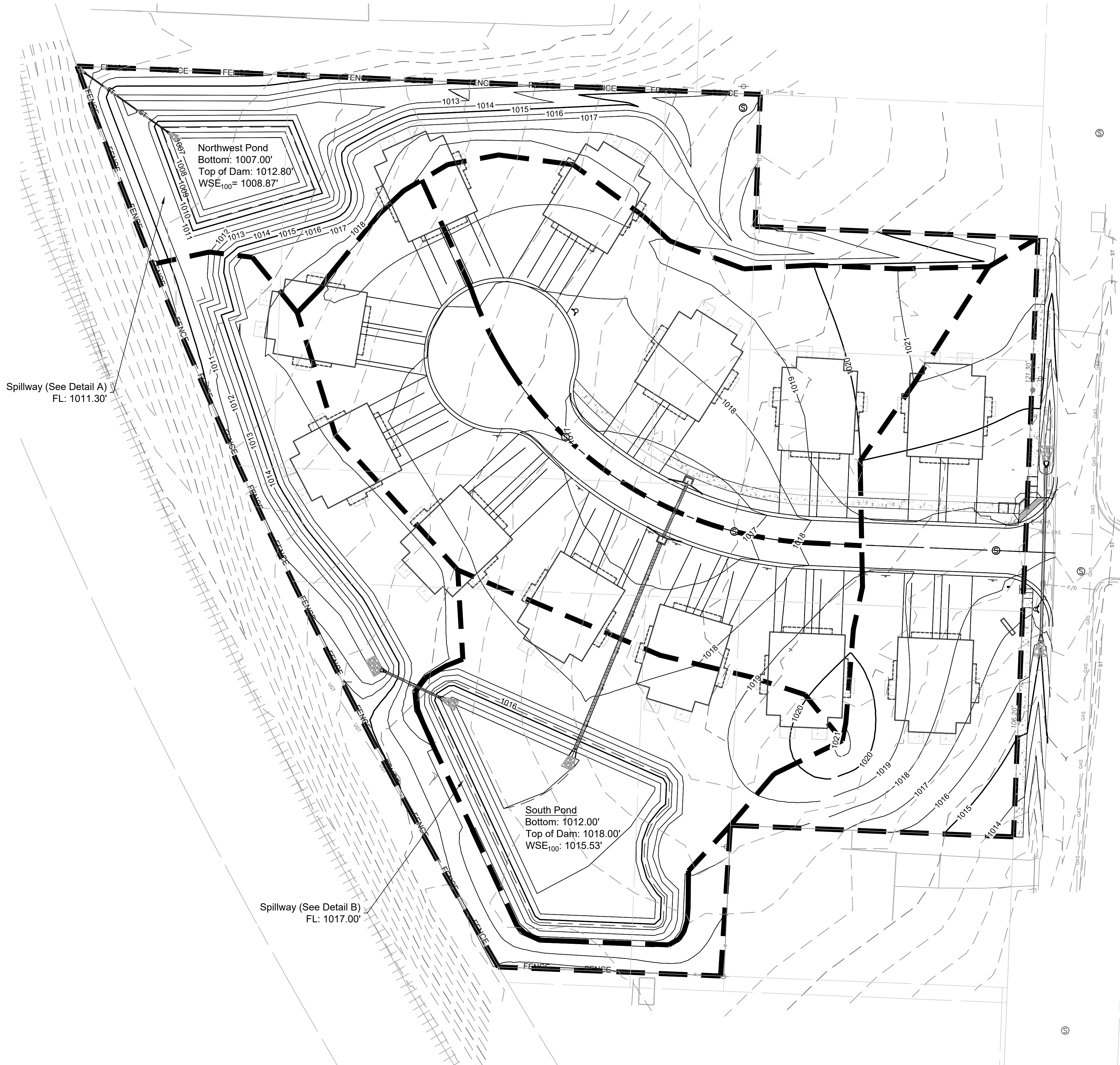
1815 MCCOE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108

816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

Professional Engineer Seal for Mitchell E. Slutter, State of Missouri, License No. PE-2002003418, dated 06/12/20.

Jun 12, 2020-11:22am
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Pond Design Calculations:

Northwest Pond

Runoff Calculations:
A: 0.66 Acres
Tc: 10.09 min.
CN: 90.00

$Q_2 = 2.16$ cfs
 $Q_{10} = 3.57$ cfs
 $Q_{100} = 5.43$ cfs

Stage Storage:

100-yr WSE: 1008.87'

Emergency Spillway Design:

Weir Length: 90 ft
Weir Elevation: 1011.30'
Side Slope: 3:1
Flow Depth: 0.10 ft

Spillway Erosion Protection (APWA 5605.5, E.1):

Flow Area: 9.15 ft²
Flow WP: 90.20 ft
R = 0.10 ft
S = 0.22 ft/ft
Y = 62.4 x 0.10 x 0.22 = 1.37 psf
Spillway to be lined with well maintained turf grass.
No additional erosion protection required.

Pond Design Calculations:

South Pond

Runoff Calculations:
A: 1.98 Acres
Tc: 10.62 min.
CN: 90.00

$Q_2 = 6.45$ cfs
 $Q_{10} = 10.67$ cfs
 $Q_{100} = 16.21$ cfs

Stage Storage:

100-yr WSE: 1015.53'

Emergency Spillway Design:

Weir Length: 50 ft
Weir Elevation: 1017.00'
Side Slope: 3:1
Flow Depth: 0.25 ft

Spillway Erosion Protection (APWA 5605.5, E.1):

Flow Area: 11.38 ft²
Flow WP: 50.46 ft
R = 0.23 ft
S = 0.065 ft/ft
Y = 62.4 x 0.23 x 0.065 = 0.93 psf
Spillway to be lined with well maintained turf grass.
No additional erosion protection required.

Weir Report

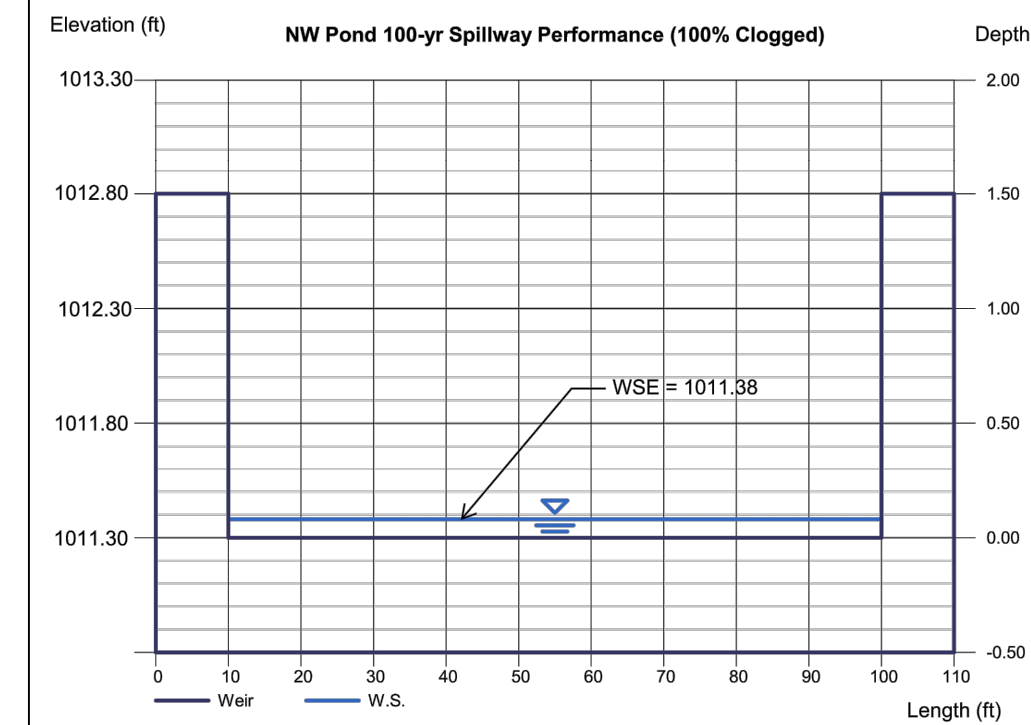
Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Apr 30, 2020

NW Pond 100-yr Spillway Performance (100% Clogged)

Rectangular Weir	= Broad	Highlighted	= 0.08
Crest	= 90.00	Depth (ft)	= 5.430
Bottom Length (ft)	= 1.50	Q (cfs)	= 7.31
Total Depth (ft)		Area (sqft)	= 0.74
		Velocity (ft/s)	= 90.00
		Top Width (ft)	= 0.09
		Energy (ft)	

Calculations	
Weir Coeff. Cw	= 2.60
Compute by:	Known Q
Known Q (cfs)	= 5.43



Weir Report

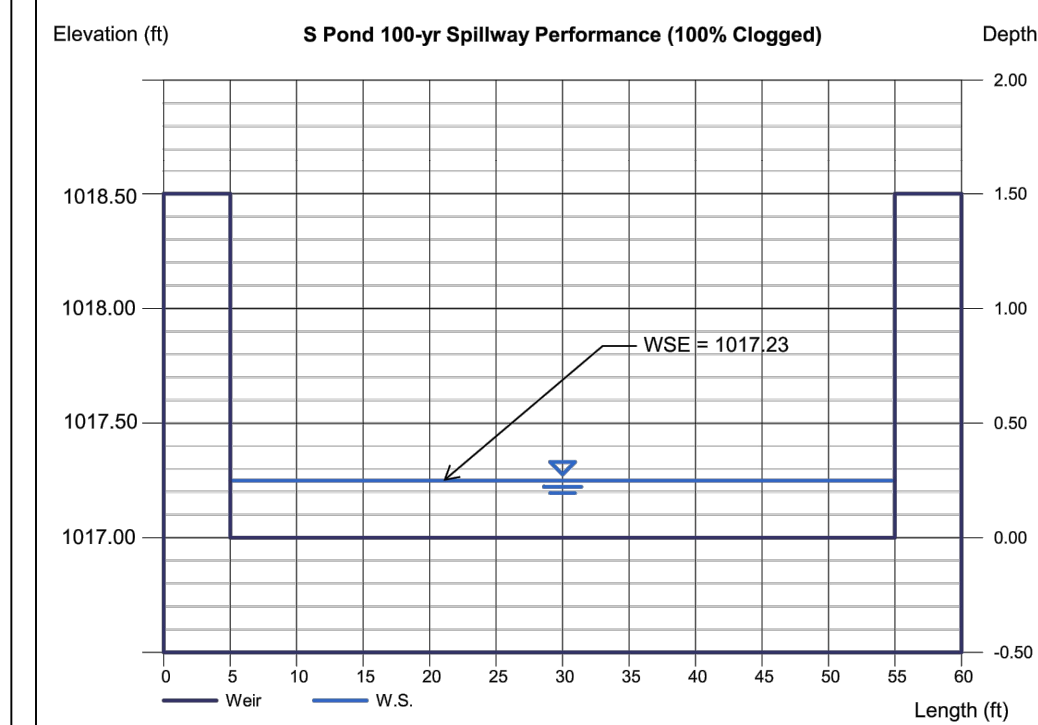
Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Apr 30, 2020

S Pond 100-yr Spillway Performance (100% Clogged)

Rectangular Weir	= Broad	Highlighted	= 0.25
Crest	= 50.00	Depth (ft)	= 16.21
Bottom Length (ft)	= 1.50	Q (cfs)	= 12.47
Total Depth (ft)		Area (sqft)	= 1.30
		Velocity (ft/s)	= 50.00
		Top Width (ft)	= 0.28
		Energy (ft)	

Calculations	
Weir Coeff. Cw	= 2.60
Compute by:	Known Q
Known Q (cfs)	= 16.21



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Final Development Plans

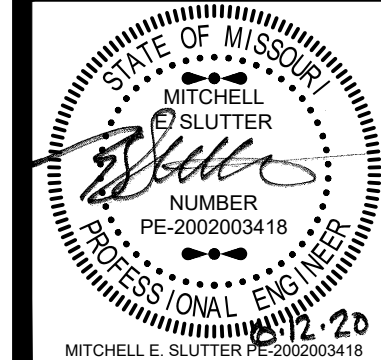
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Pond Plan

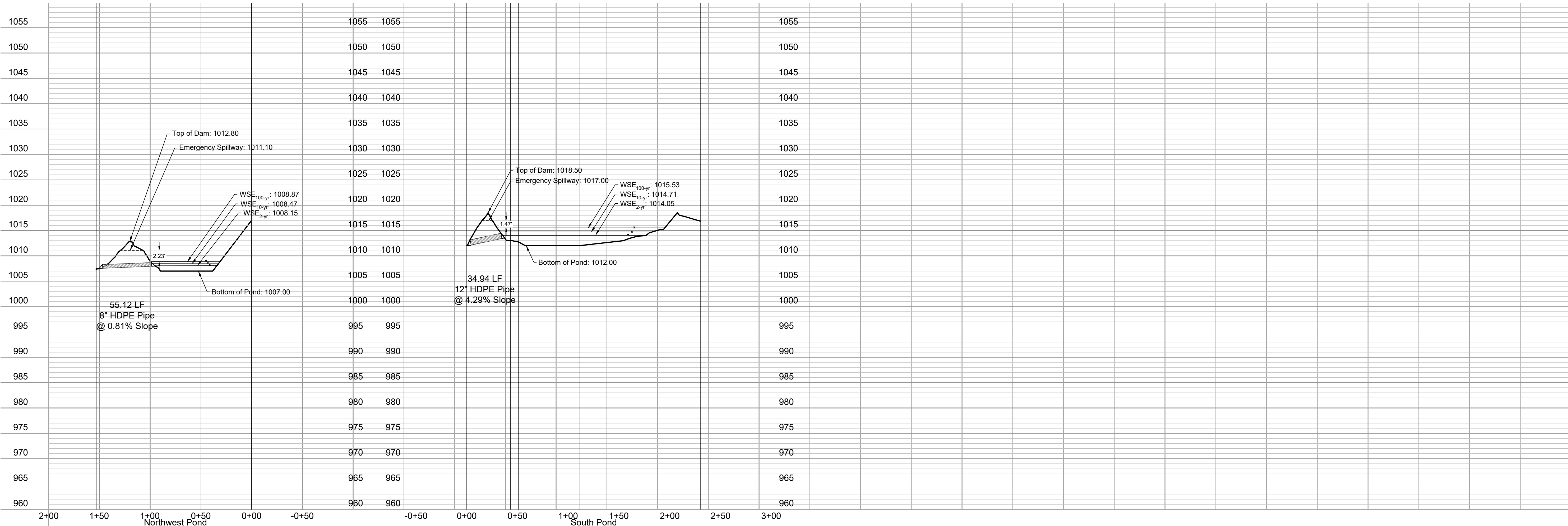
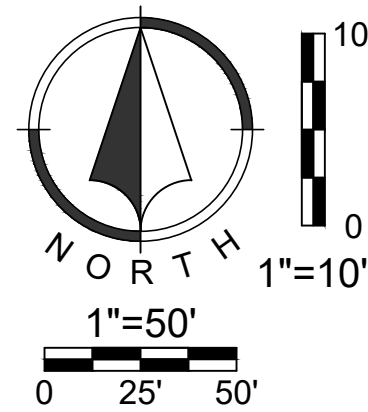
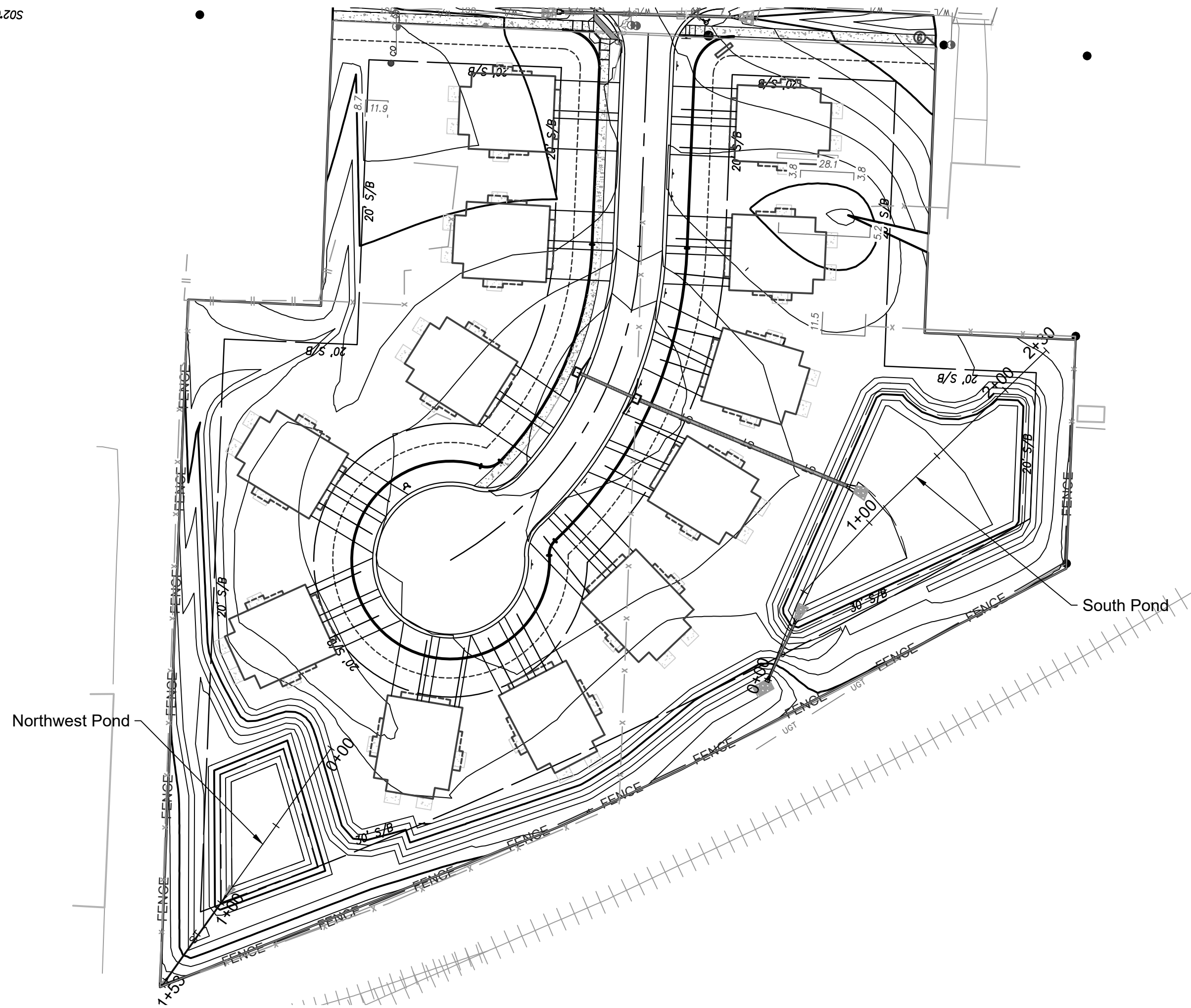
NO.	BY	DATE	REVISION
2	JGD	MES 08/11/20	PER CITY COMMENTS
1	JGD	MES 05/08/2020	ORIGINAL SUBMISSION

Renaissance Infrastructure Consulting
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WWW.RIC-CONSULT.COM
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Final Development Plans

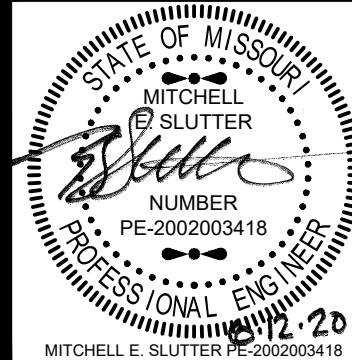
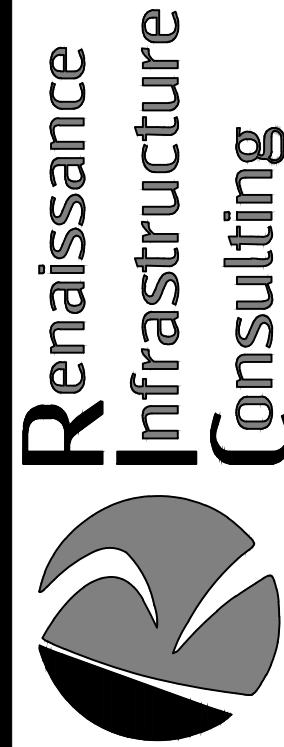
18-0251

Sequoia Residential

Lee's Summit, Jackson County, Missouri

Pond Plan - 2

NO.	BY	DATE	REVISION
2	JGD	MES 08/1/20	PER CITY COMMENTS
1	JGD	MES 06/09/2020	ORIGINAL SUBMISSION



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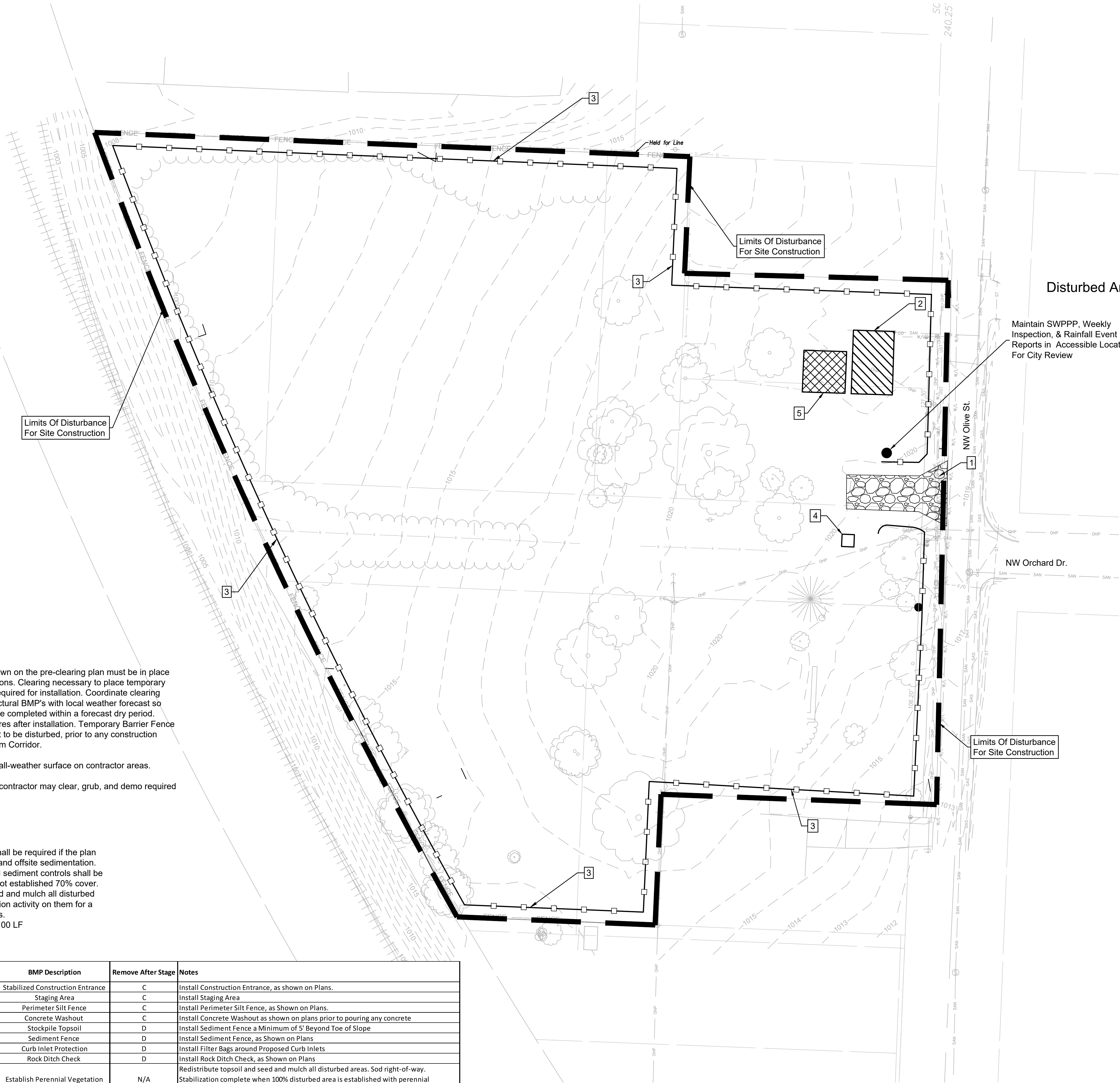
WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. 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.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- 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.
- Install "J" Hooks on silt fence every 100 LF

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
		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%.



EROSION CONTROL LEGEND

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

Disturbed Area for Site Improvements : 3.78 Acres

Maintain SWPPP, Weekly Inspection, & Rainfall Event Reports in Accessible Location For City Review

Sheet
C11

Final Development Plans

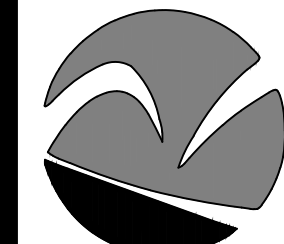
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

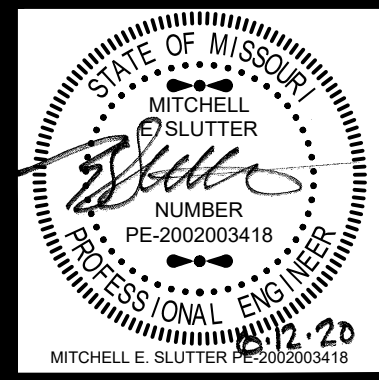
Erosion Control Phase I

NO.	BY	DATE	PER CITY COMMENTS
2	JGD	MES 08/11/20	ORIGINAL SUBMISSION
1	JGD	MES 05/08/2020	REVISION

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Burton Townhomes Lees Summit(Dwg)Erosion Control.dwg

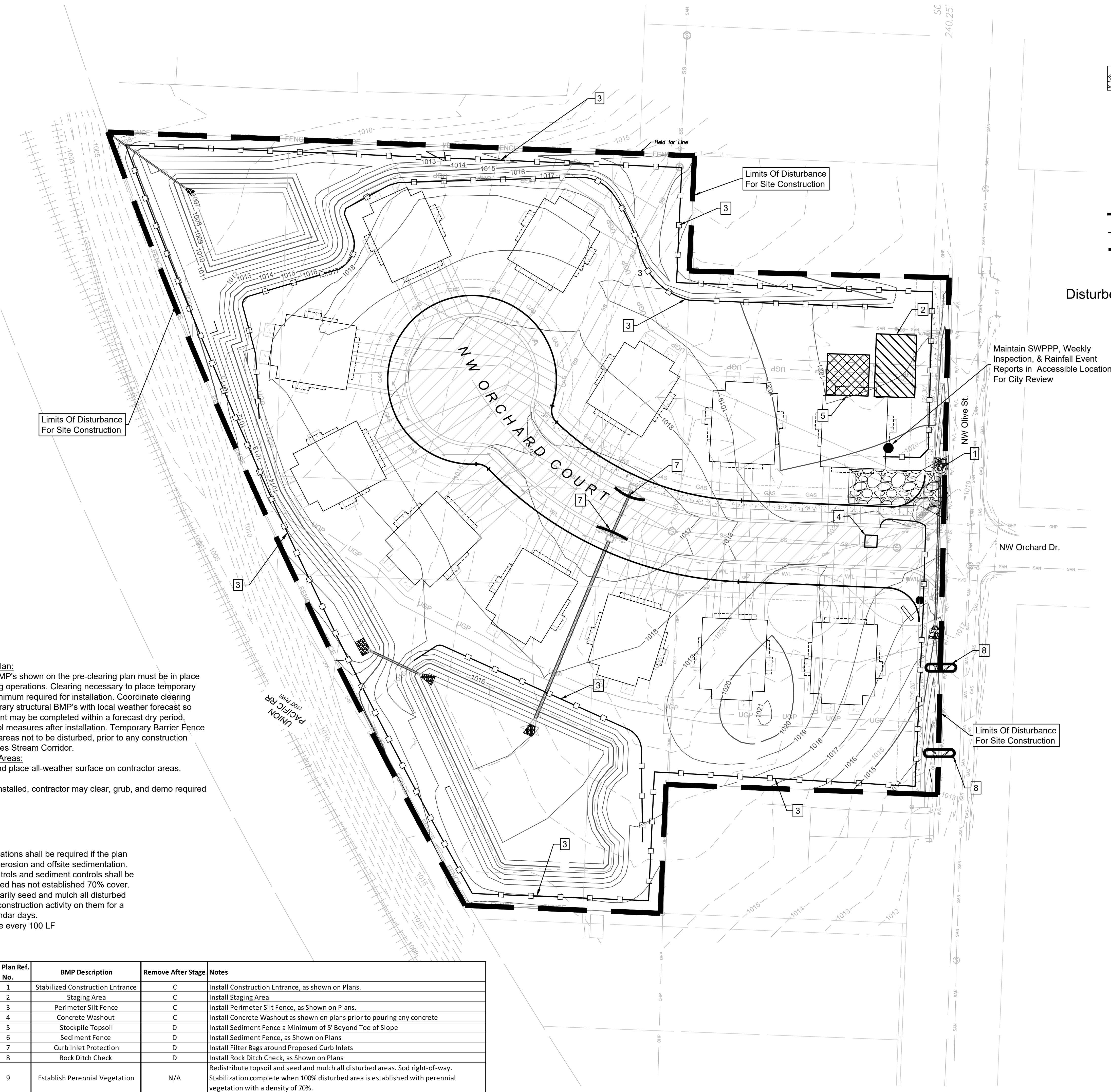
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- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

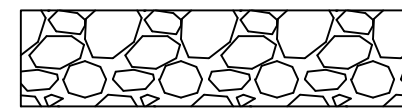
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- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF

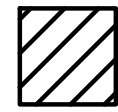
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		8	Rock Ditch Check	D	Install Rock Ditch Check, as Shown on Plans
Phase III	D - Final Stabilization	9	Establish Perennial Vegetation	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% disturbed area is established with perennial vegetation with a density of 70%.



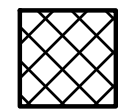
EROSION CONTROL LEGEND



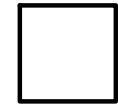
Stabilized Construction Entrance



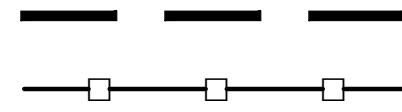
Staging Area



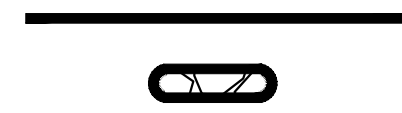
Stockpile Area



Concrete Washout



Limits of Disturbance



Perimeter Silt Fence



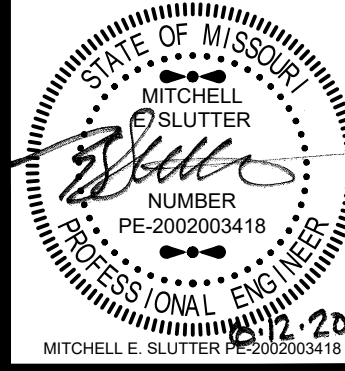
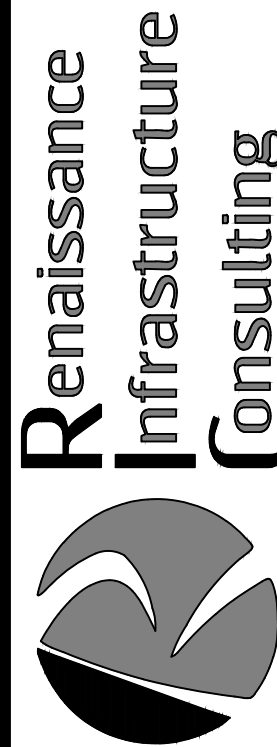
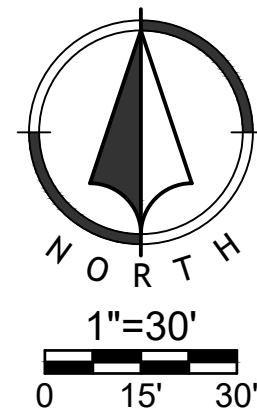
Inlet Protection



Rock Ditch Check

Disturbed Area for Site Improvements : 3.78 Acres

Maintain SWPPP, Weekly Inspection, & Rainfall Event Reports in Accessible Location For City Review



Erosion Control Phase II

NO.	BY	DATE	PER CITY COMMENTS
2	JGD	MES 08/11/20	ORIGINAL SUBMISSION
1	JGD	MES 05/08/2020	REVISION

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WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. 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.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- 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.
- Install "J" Hooks on silt fence every 100 LF

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 C - Site Construction	5	Stockpile Topsoil	D	Install Sediment Fence a Minimum of 5' Beyond Toe of Slope
		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%.

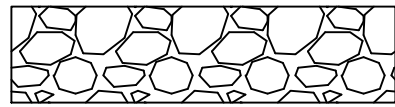
Limits Of Disturbance
For Site Construction

Limits Of Disturbance
For Site Construction

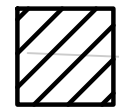
Maintain SWPPP, Weekly
Inspection, & Rainfall Event
Reports in Accessible Location
For City Review

Limits Of Disturbance
For Site Construction

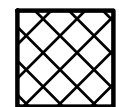
EROSION CONTROL LEGEND



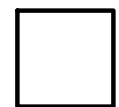
Stabilized Construction
Entrance



Staging Area



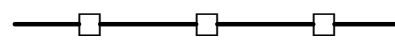
Stockpile Area



Concrete Washout



Limits of Disturbance



Perimeter Silt Fence

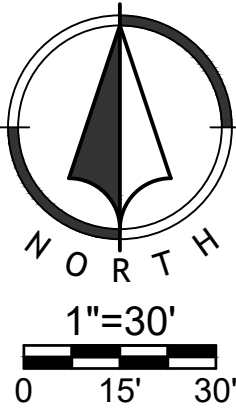


Inlet Protection



Establish Perennial Vegetation

Disturbed Area for Site Improvements : 3.78 Acres



Sheet
C13

Final Development Plans

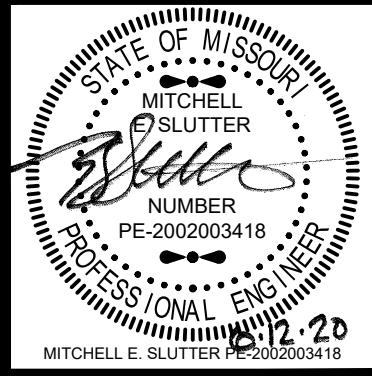
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Erosion Control Phase
III

NO.	BY	CD	DATE	PER CITY COMMENTS
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1	JGD	MES	05/08/2020	REVISION

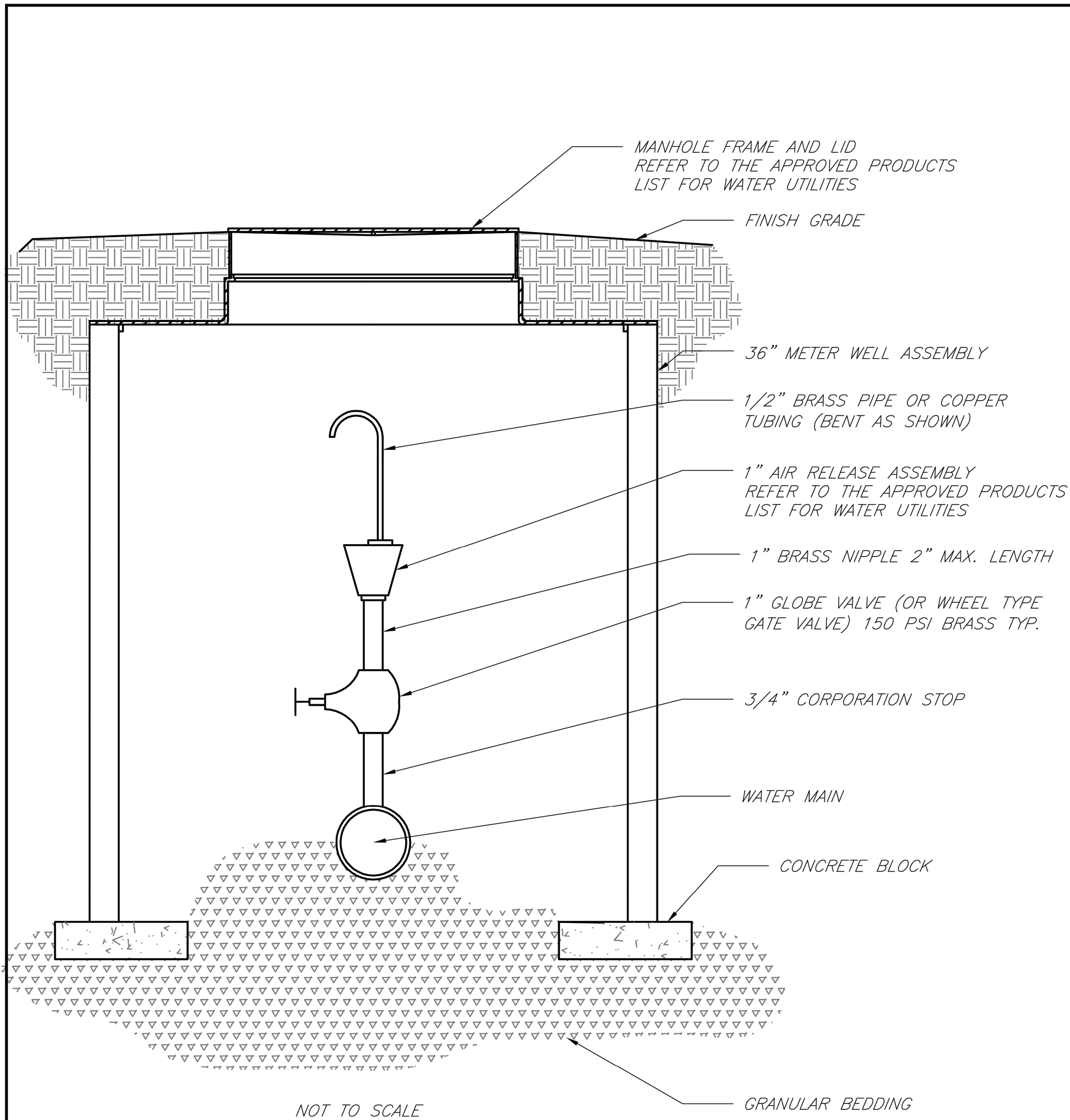
**Renaissance
Infrastructure
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KANSAS CITY, MISSOURI 64108
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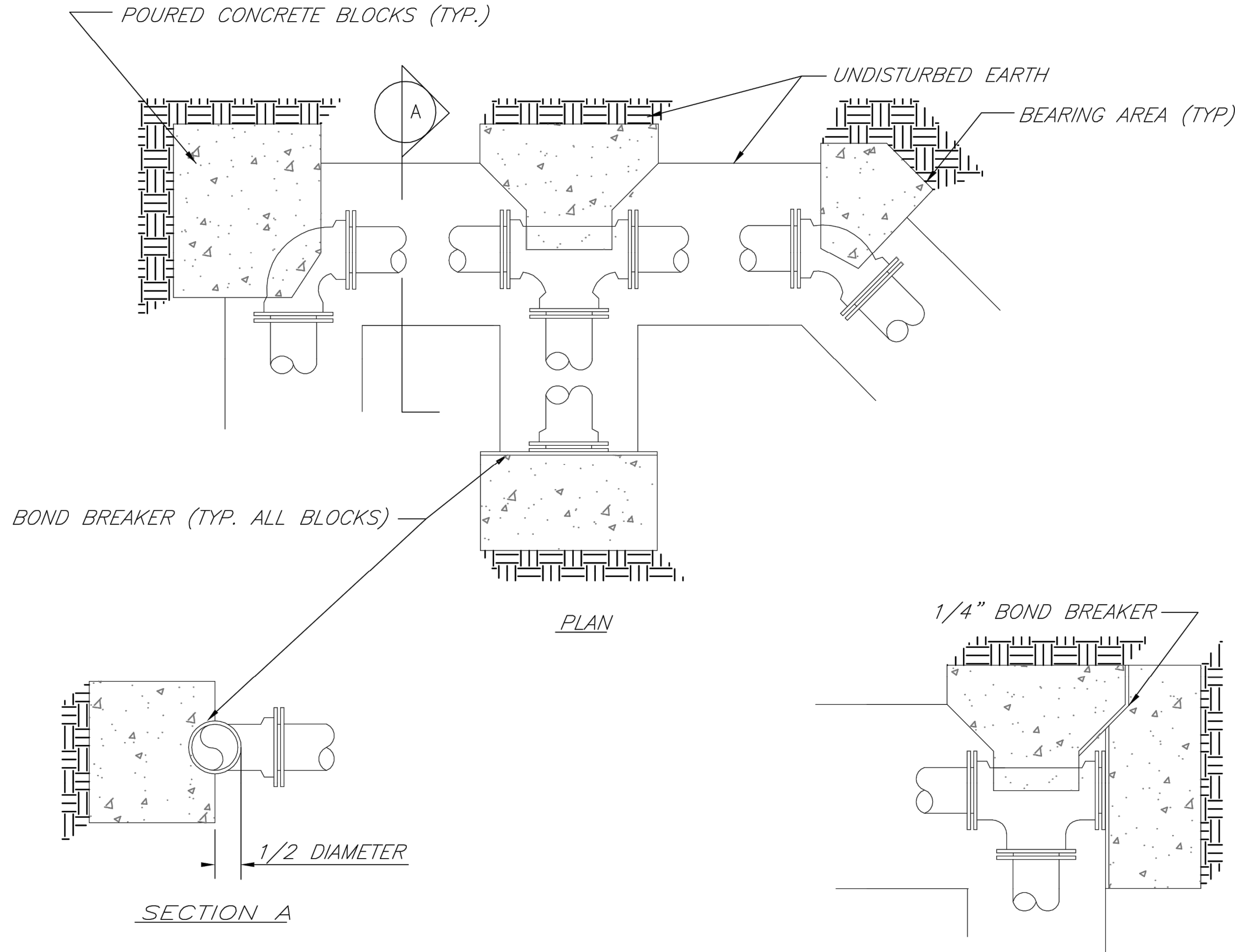
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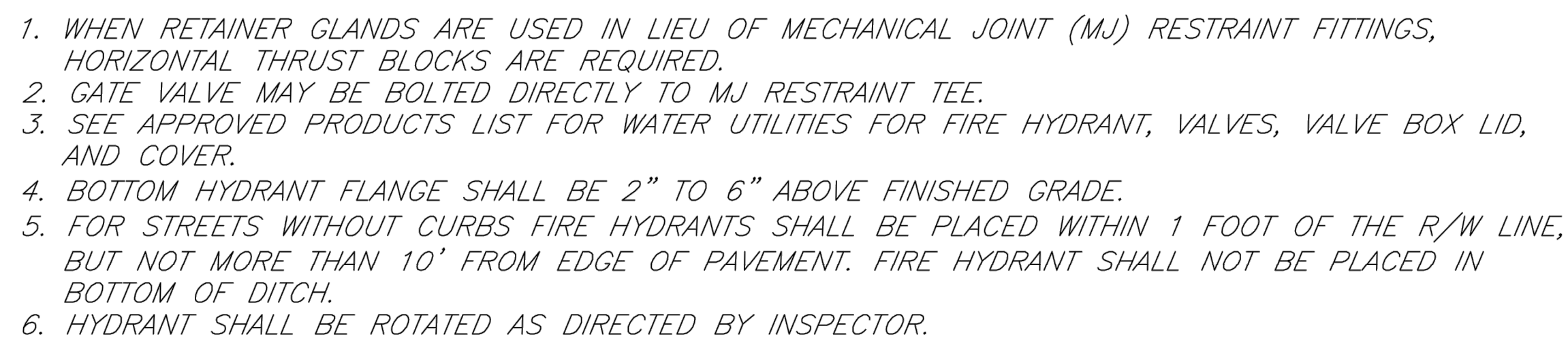
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	AIR RELEASE ASSEMBLY	

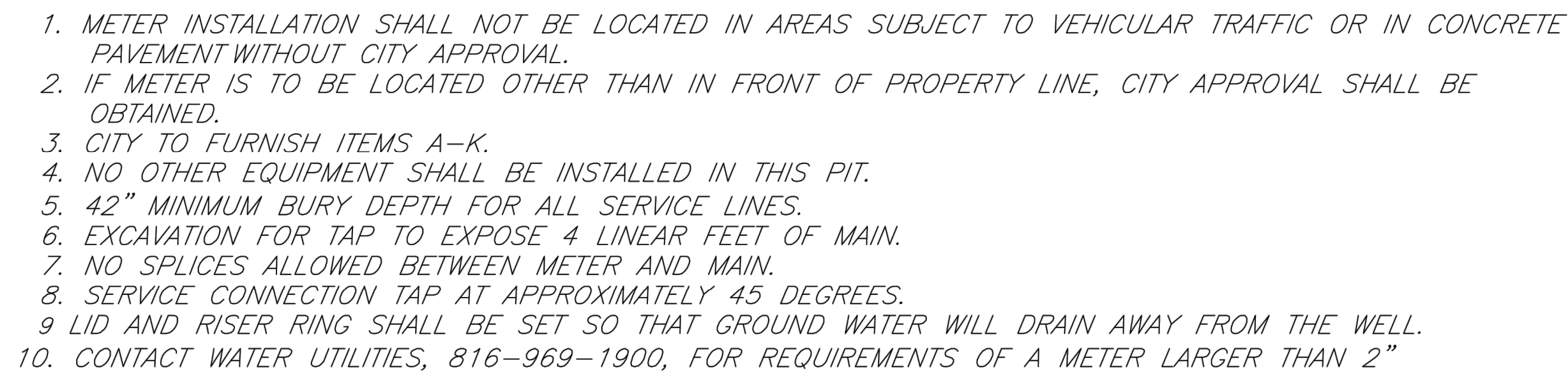
REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

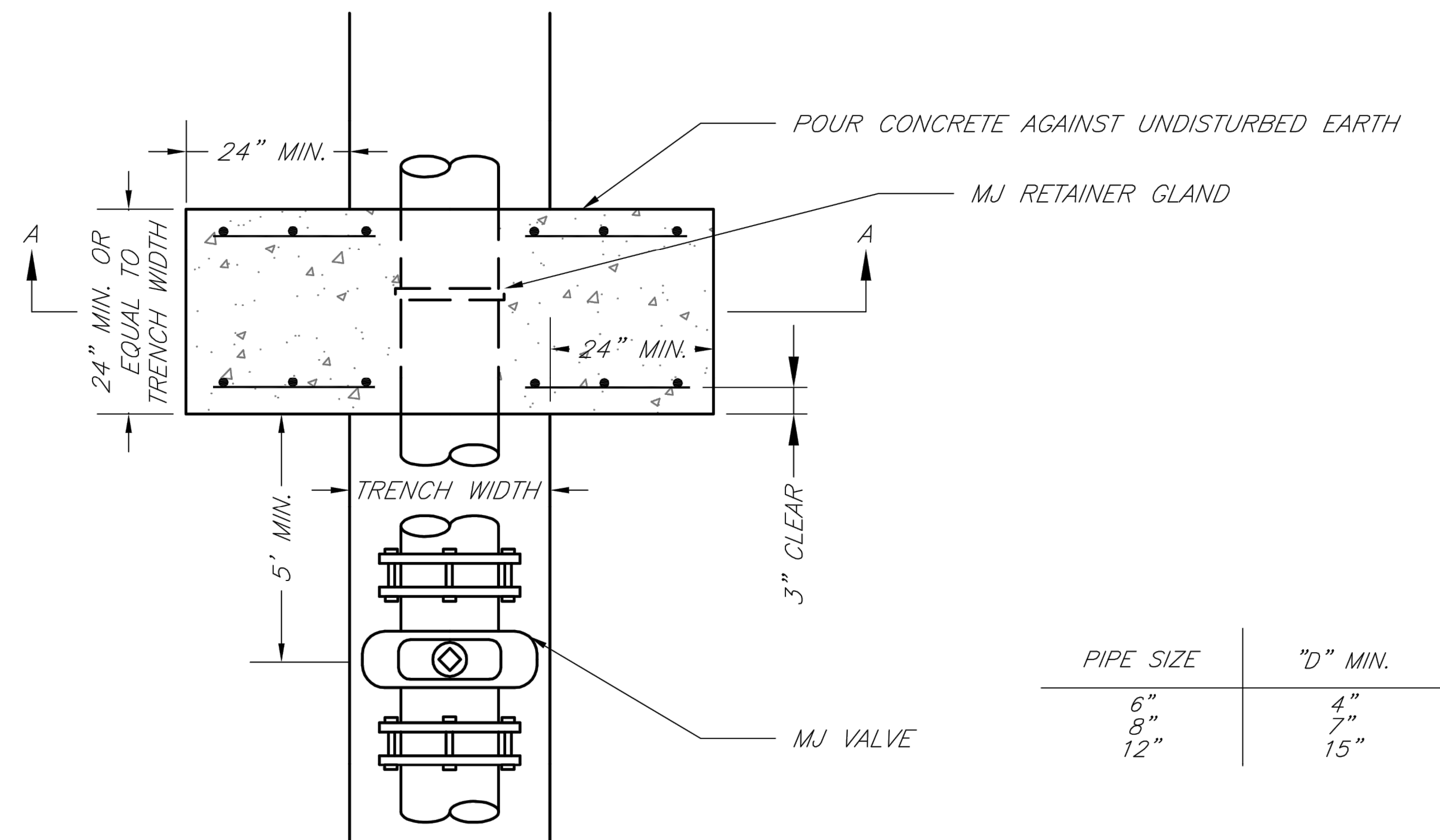


LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-1 Rev: 1/14 Rev:
	HORIZONTAL THRUST BLOCKS	

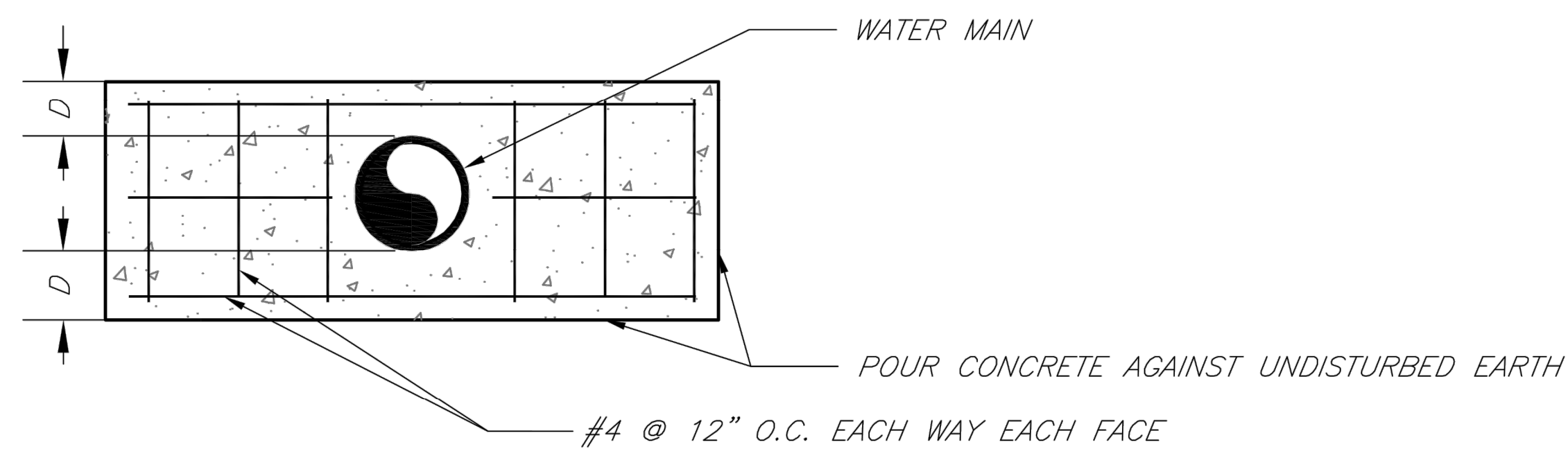




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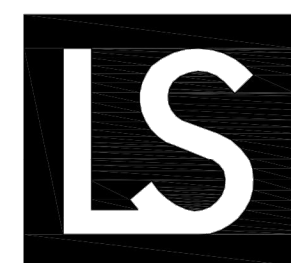
TOP VIEW



SECTION A

NOTE:

THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"



LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STRADDLE BLOCK

Date: 02/13

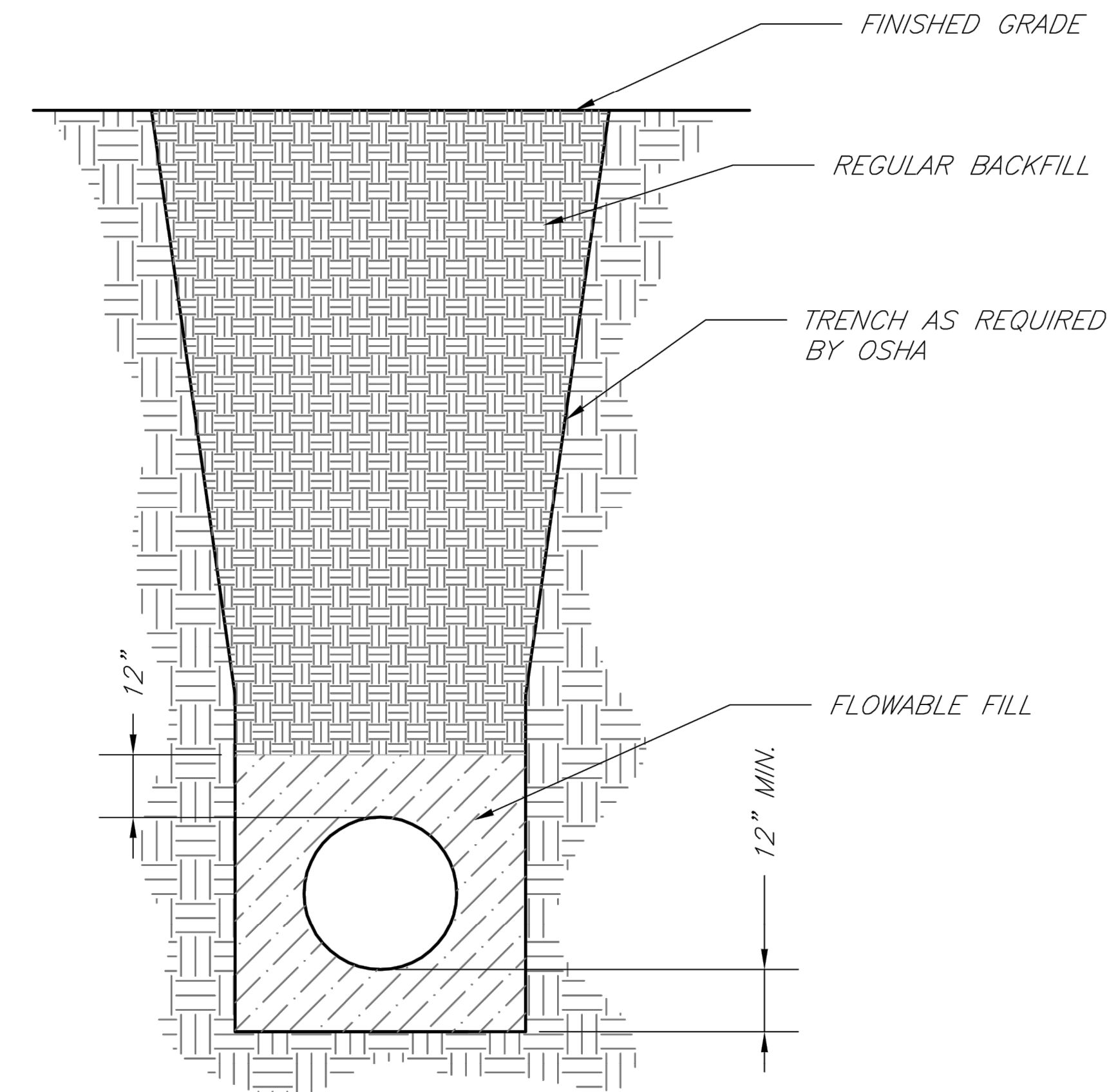
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Checked By: DL

FILE: WAT-3

Rev: 1/14

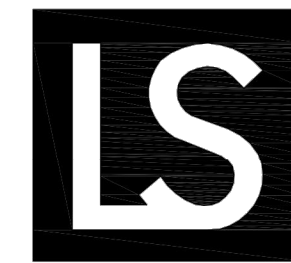
Rev:



NOT TO SCALE

NOTES:

1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".



LEE'S SUMMIT
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

TRENCH CHECK

Date: 02/13

Drawn By: JN

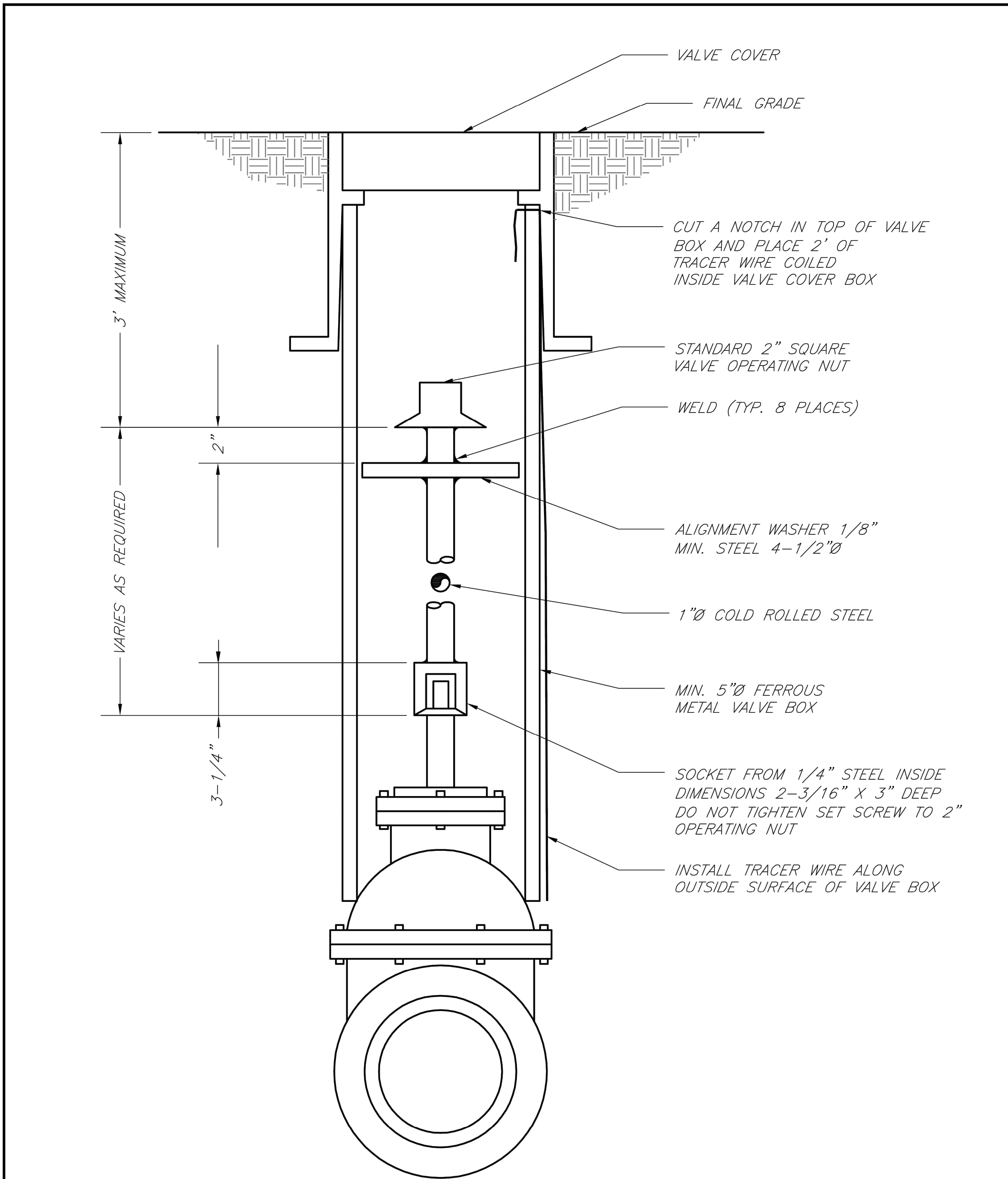
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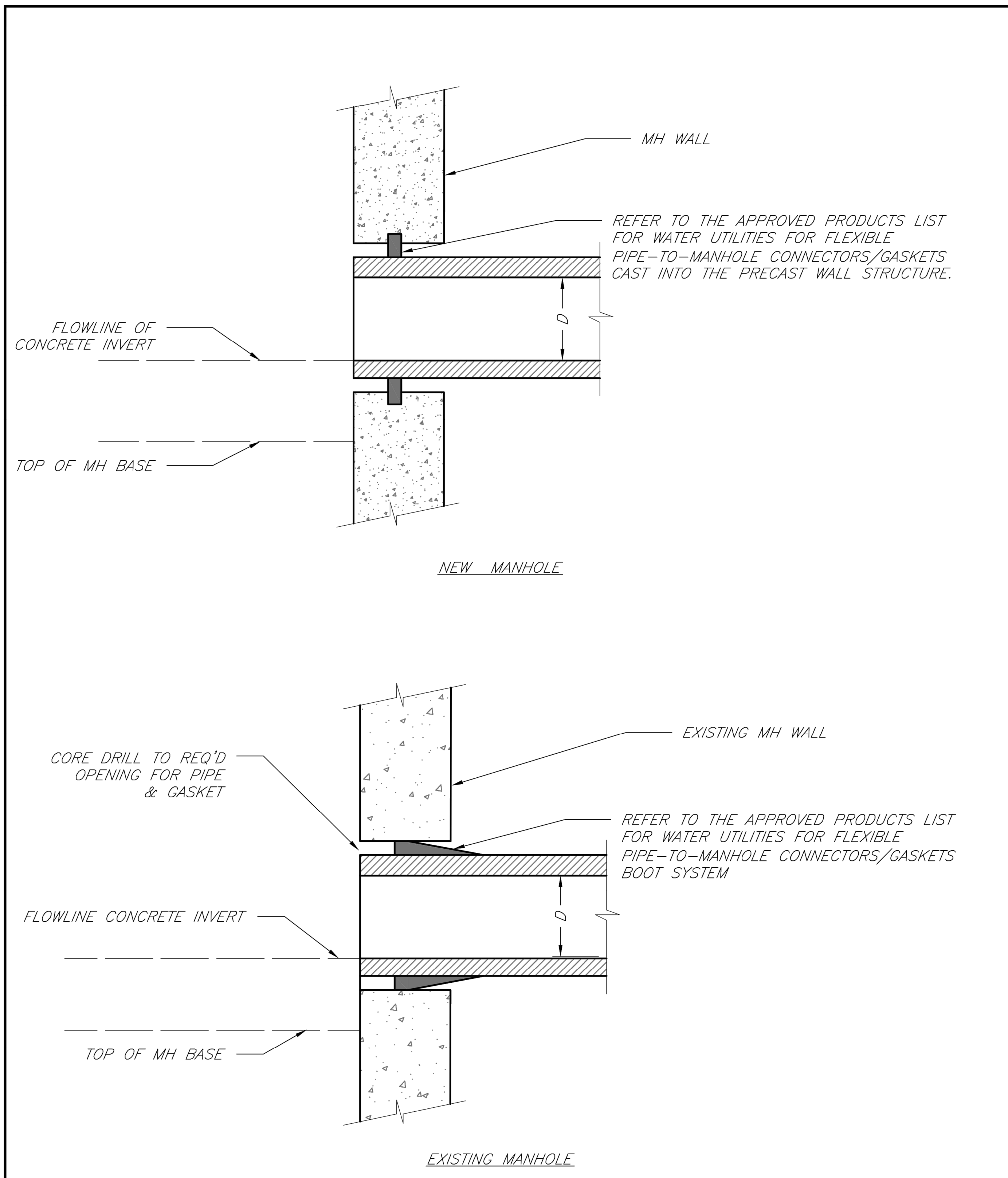
Rev: 1/14

Rev:

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		Drawn By: JN
	Checked By: DL	
	FILE: WAT-9	
	Rev: 1/14	
VALVE STEM EXTENSION AND VALVE BOX		Rev:



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
	MANHOLE WALL CONNECTIONS	Checked By: DL
		FILE: SAN-5
		Rev: 1/14
		Rev:

Sheet
C17

Final Development Plans

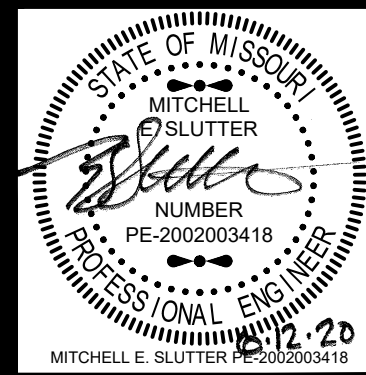
18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Standard Details

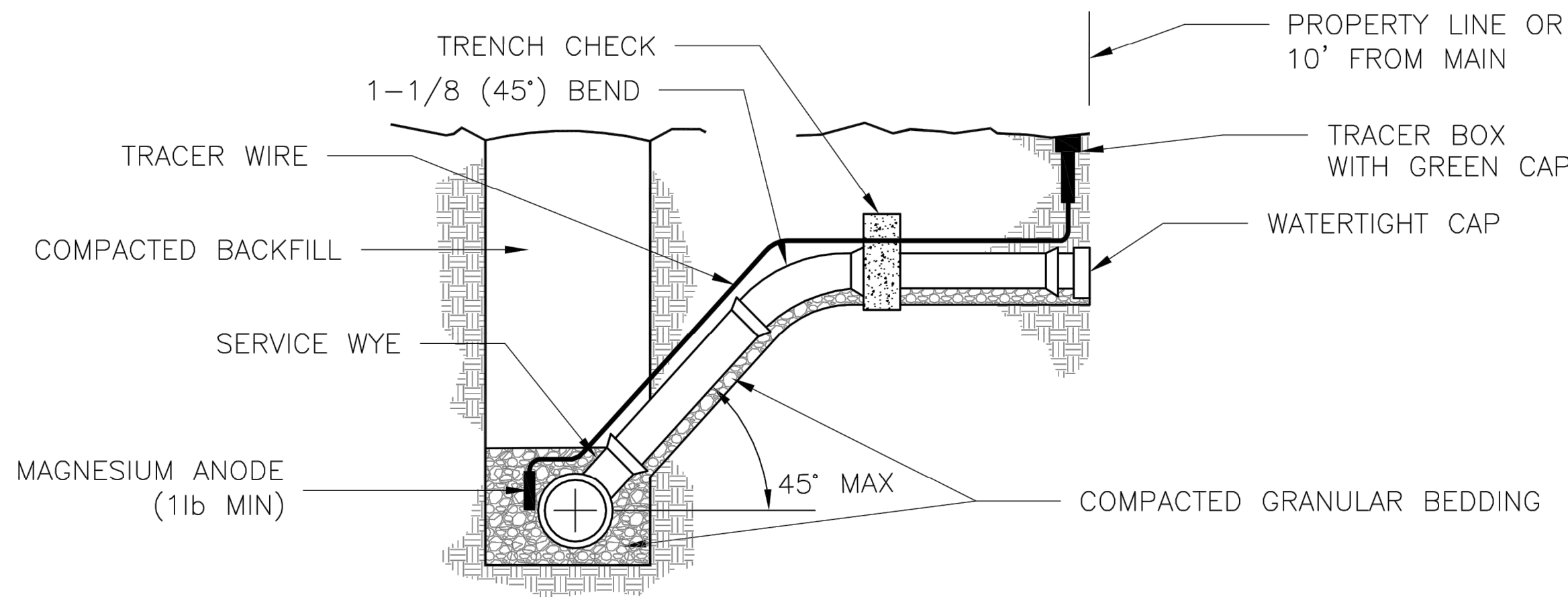
NO.	BY	DATE	REVISION	PER CITY COMMENTS
2	JGD	MES 08/11/20		
1	JGD	MES 05/08/2020		
1	JGD	MES 05/08/2020		

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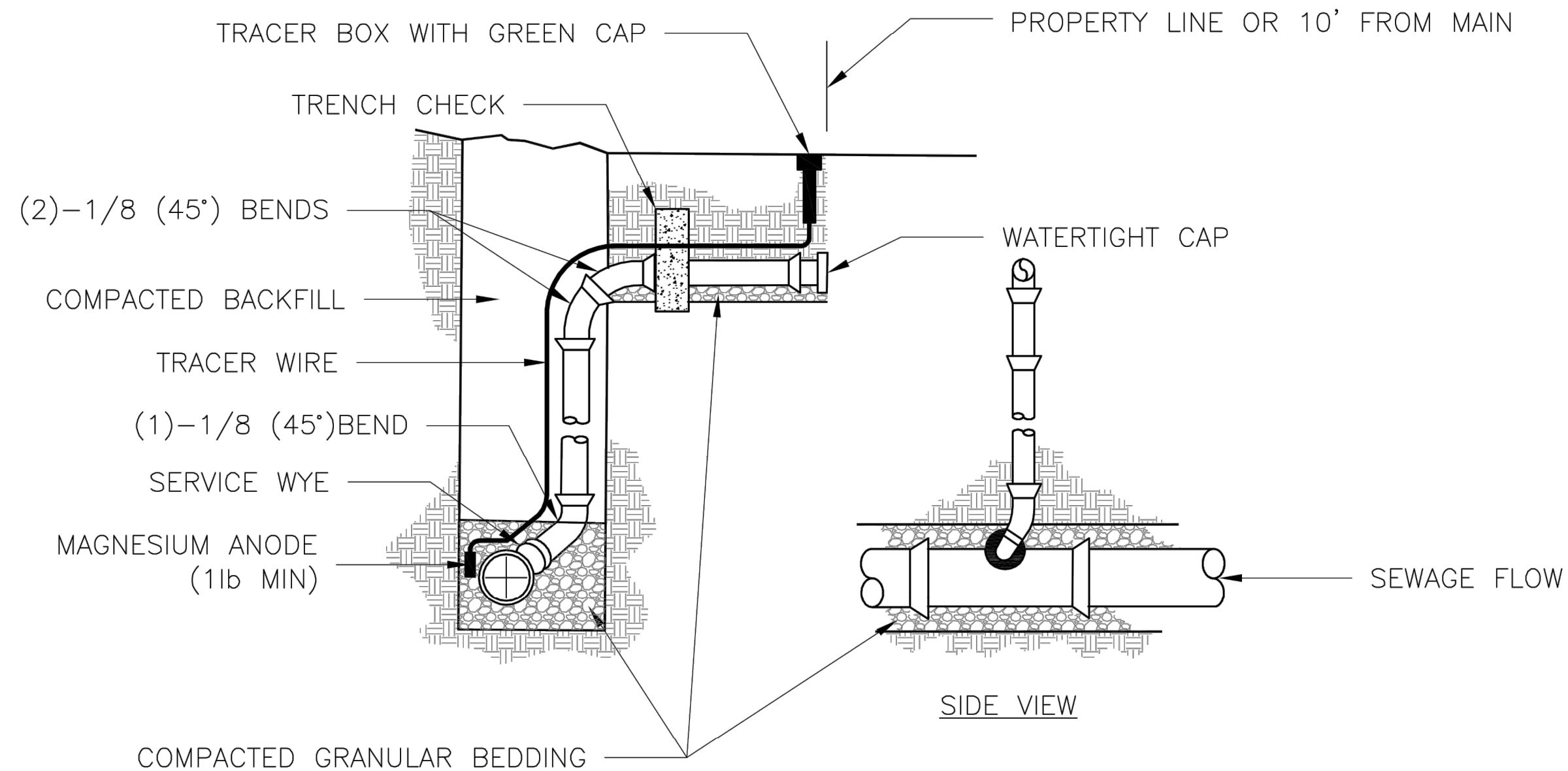


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STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



LEE'S SUMMIT
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

Date: 12/13

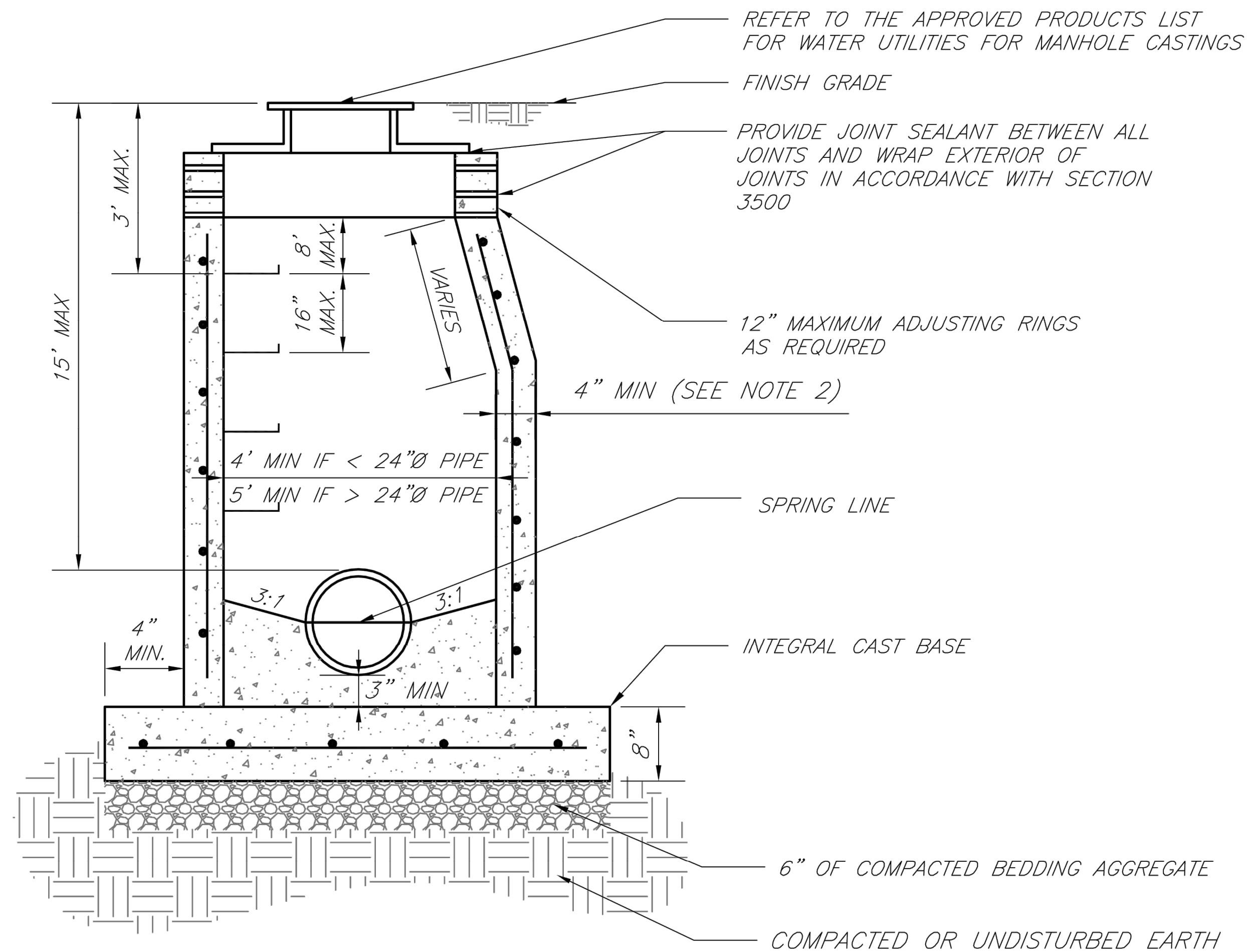
Drawn By: SC

Checked By: DL

FILE: SAN-1

Rev: 10/15

Rev: 12/15



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.



LEE'S SUMMIT
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STANDARD PRECAST MANHOLE - SANITARY SEWER

Date: 02/13

Drawn By: JN

Checked By: DL

FILE: SAN-2

Rev: 1/14

Rev:

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C18

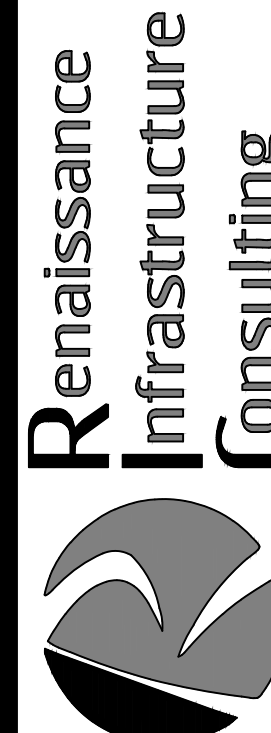
Final Development Plans

18-0251

Sequoia Residential
Lee's Summit, Jackson County, Missouri

Standard Details

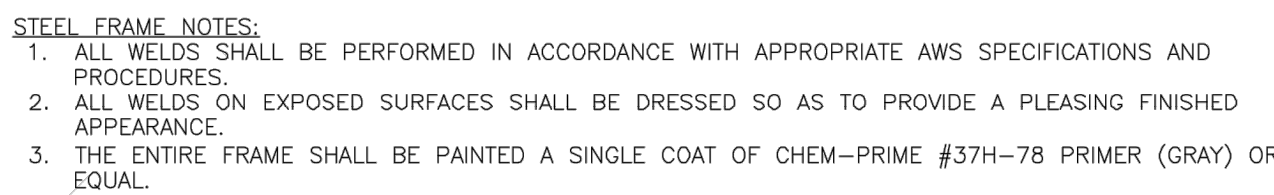
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2	JGD	MES 08/11/20	REVISION	



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GENERAL NOTES:

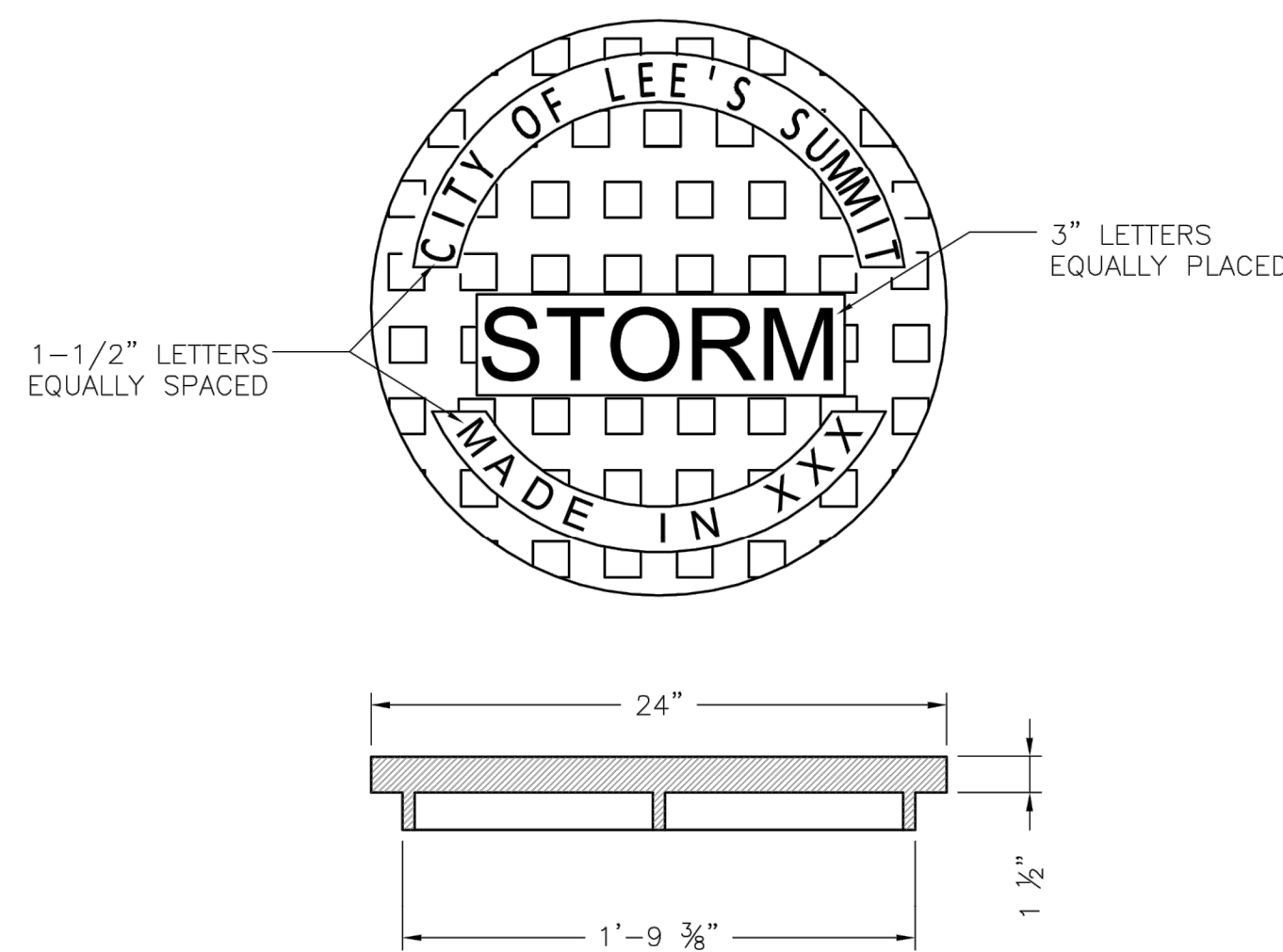
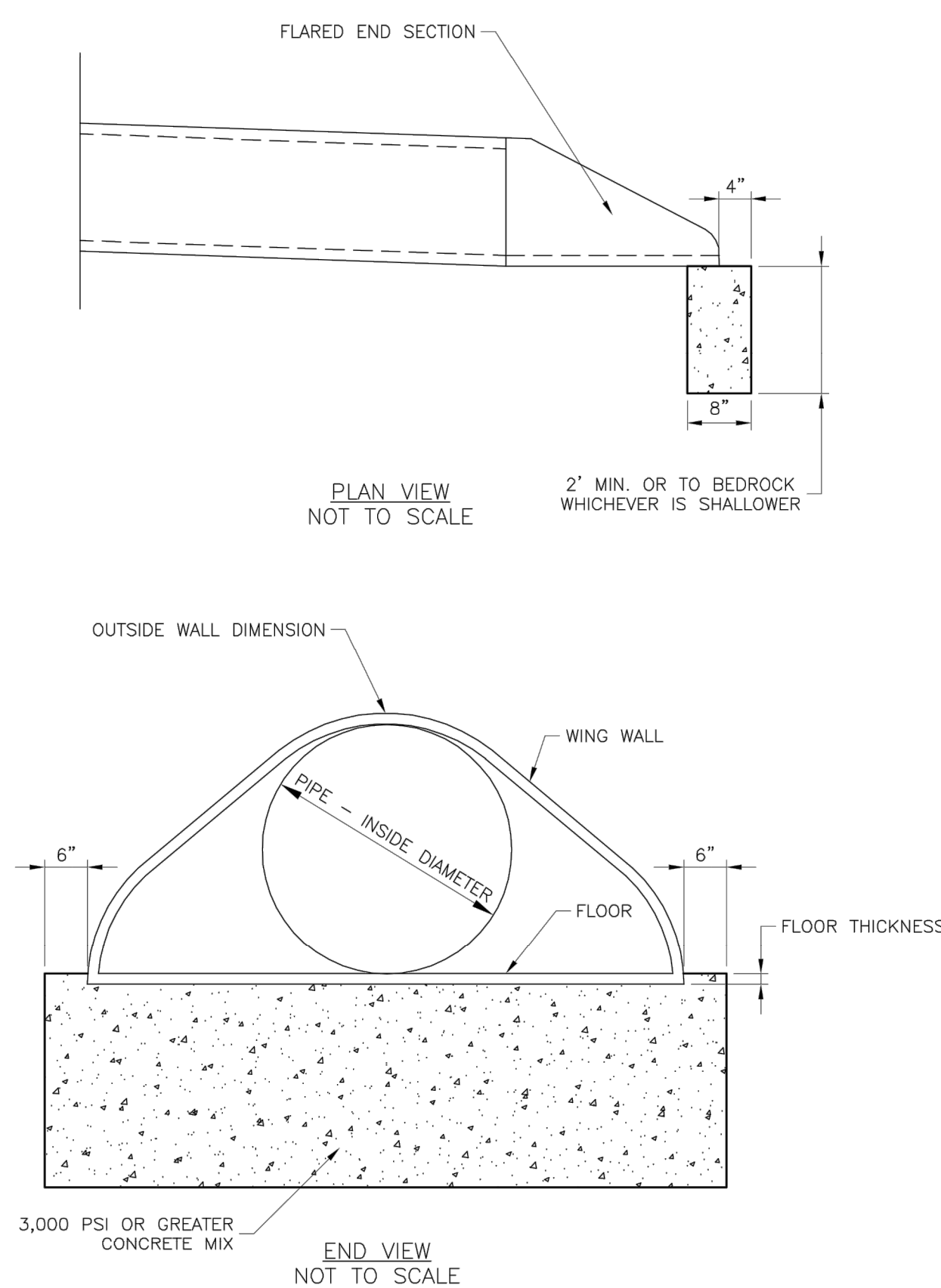
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. THE THIRD DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "H" DIMENSION.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. IF NOT POSSIBLE, CUT PIT = 4" O.D. BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH 3/4" CHAMFER OR R" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMPS INLETS SHALL BE LEVEL WITH THE STREET GRADE. IF PIPING IS TO BE INSTALLED, THE PIT SHALL BE REGRADED TO THE FUTURE MAINTENANCE.
8. IF THE INLET IS TO BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT.
9. FOR FLOORING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LS LEE'S SUMMIT
MISSOURI

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

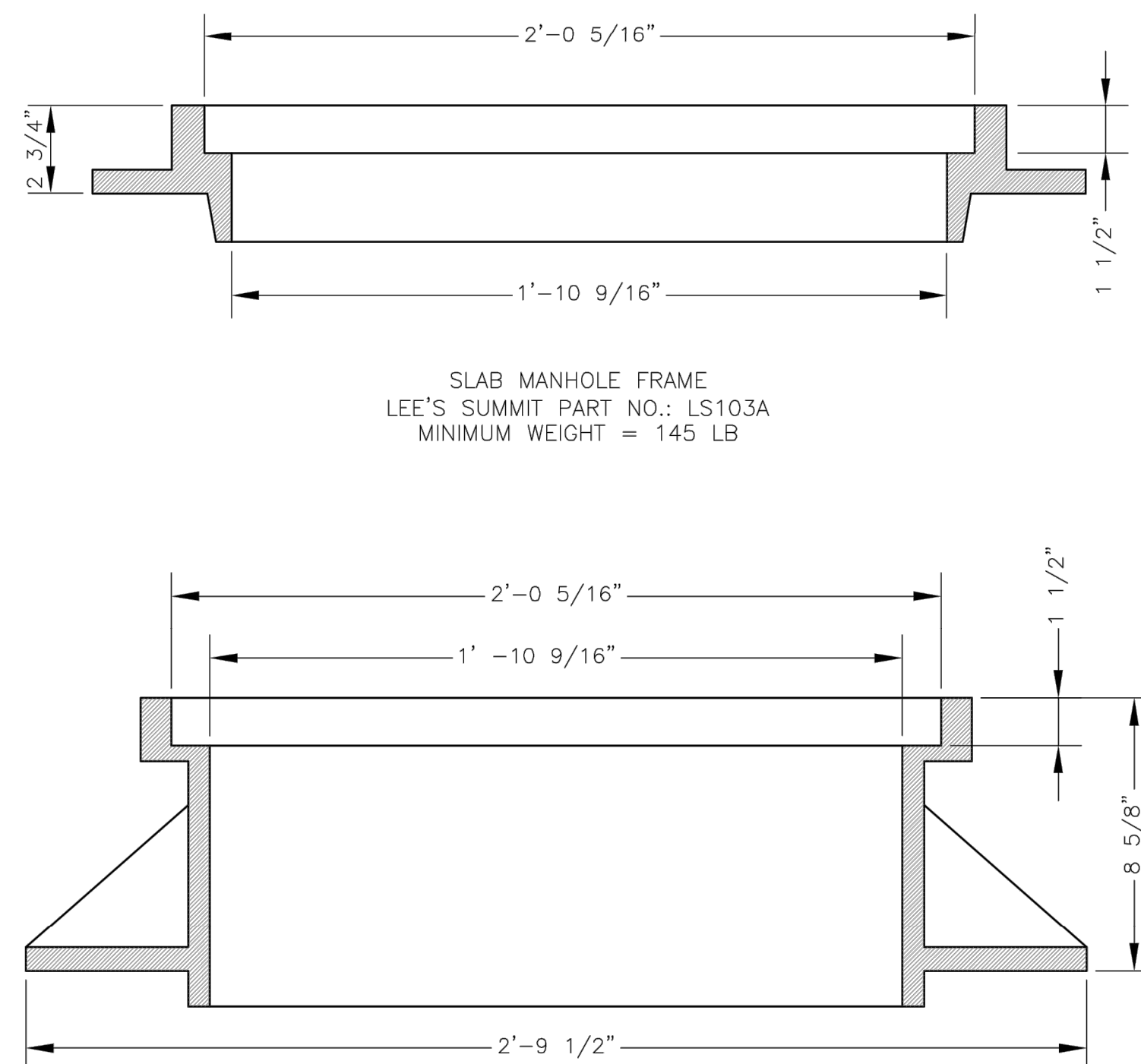
Drawn By: MUF
Checked By: DL
Date: 04/17
Proj. #:

STM-1



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

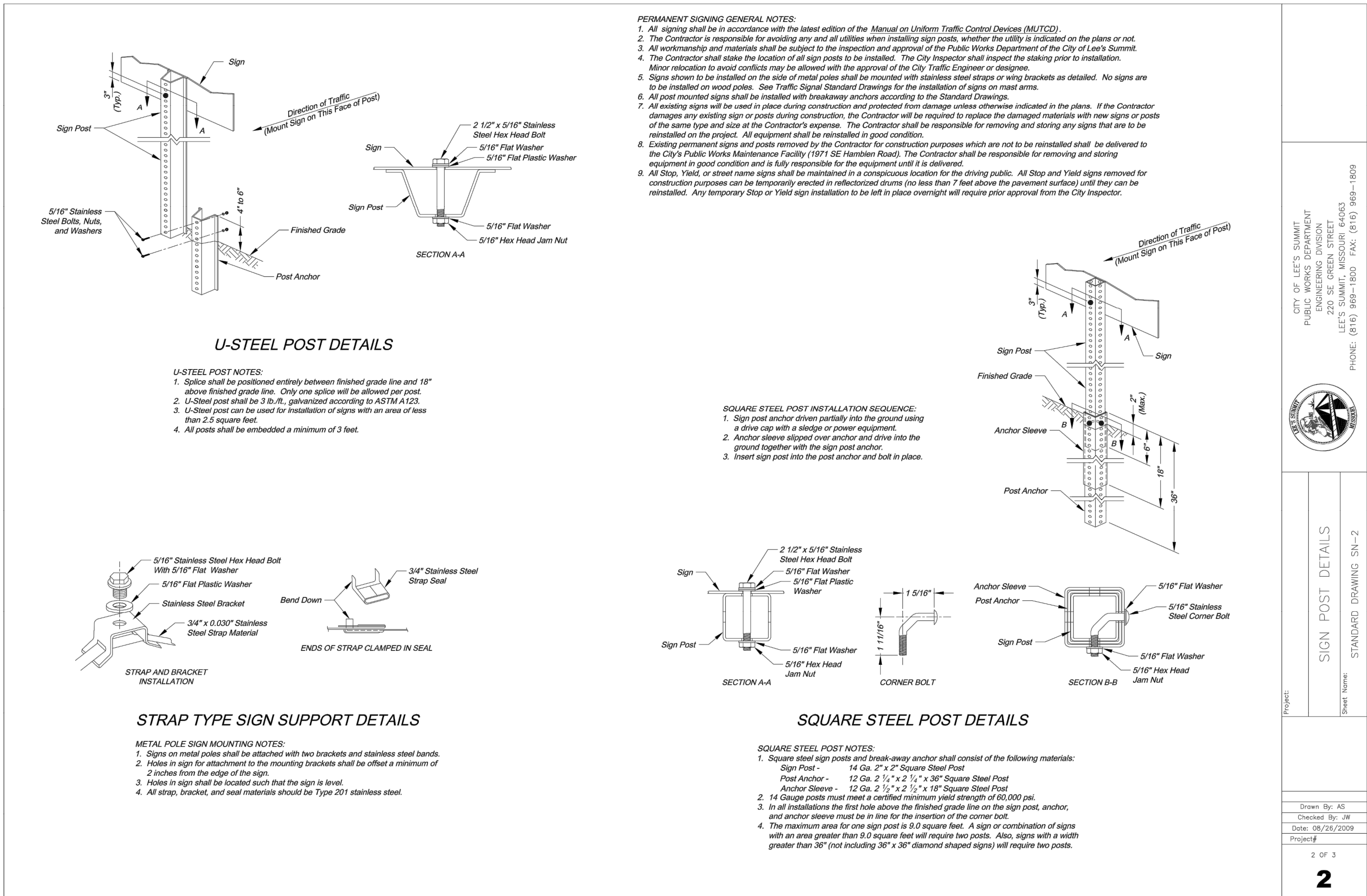
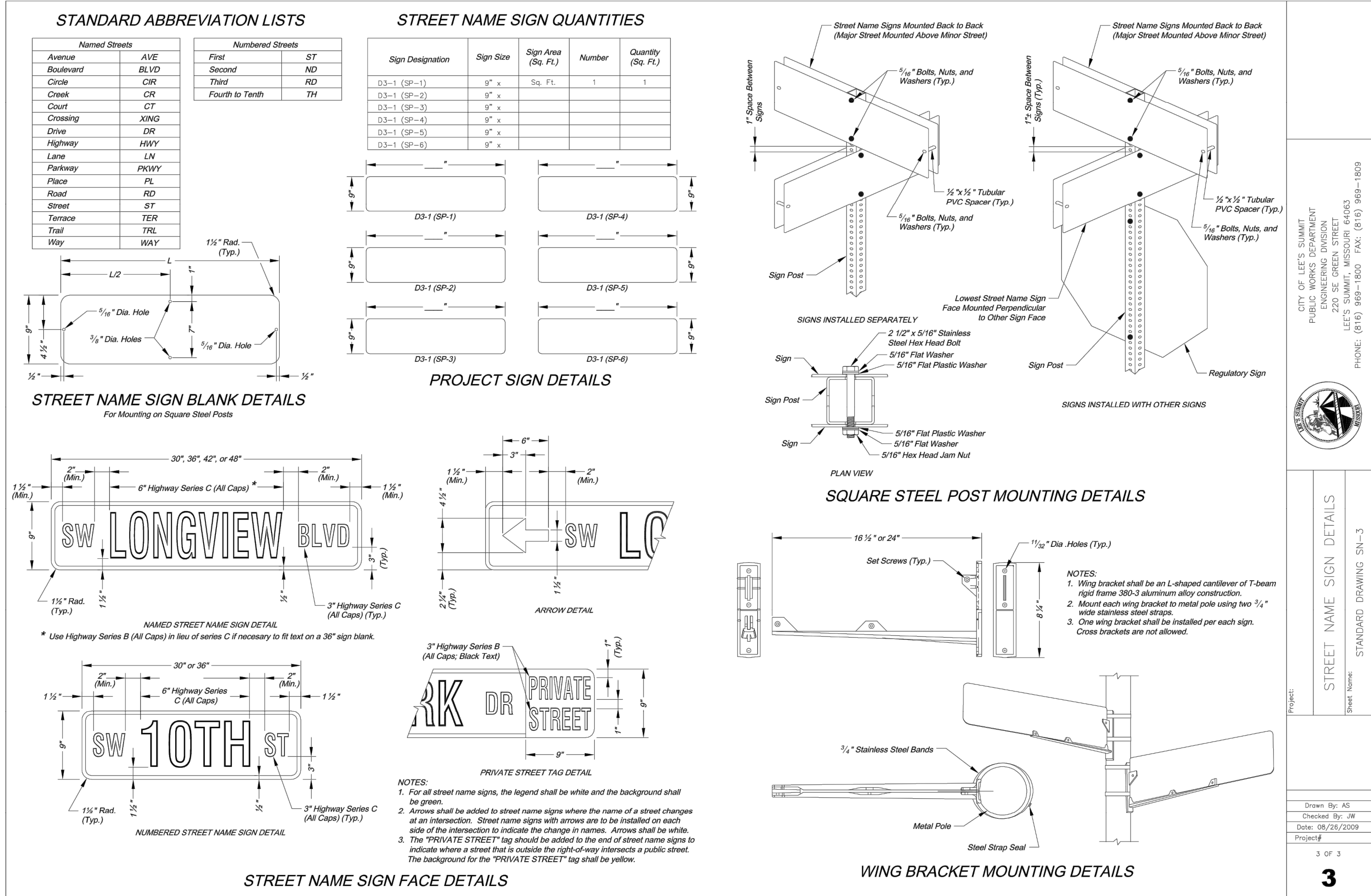
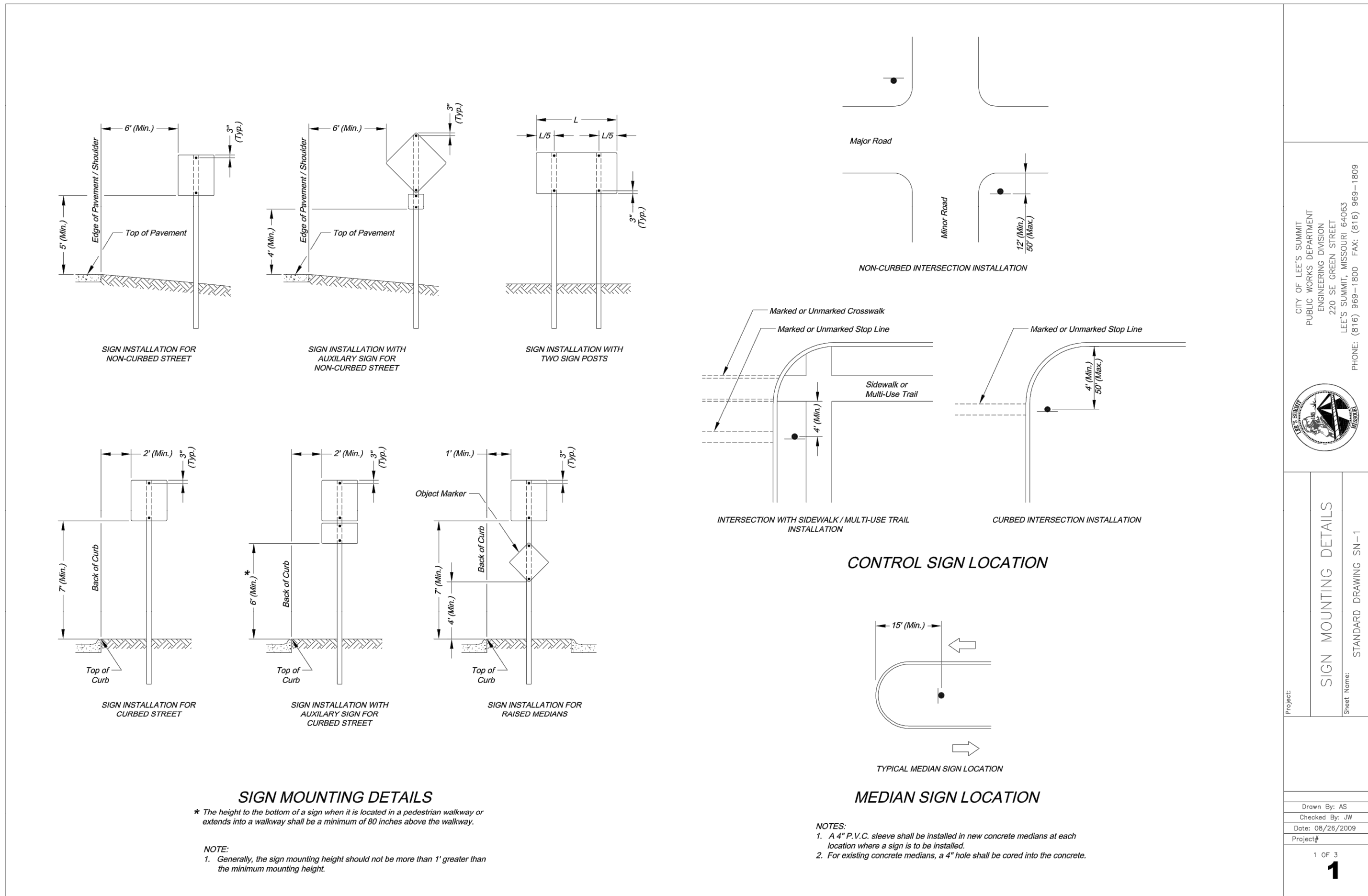


SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

Jun 12, 2020-11:23am
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Sheet
C21

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

Standard Details

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1	JGD	MES	05/08/2020			

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STATE OF MISSOURI
JUN 12 2020 11:23 AM
MITCHELL E. SLUTTER
PE-20020035418
PROFESSIONAL ENGINEER

18-0251

Jun 12, 2020 9:45am
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Landscape Data
Sight Distance Triange 25'x25'

Street Frontage		Distance in ft:		Provided Width:	
Required Width = 20 ft				20 ft	
NW OLIVE STREET		Distance in ft:		285.7	
Required Trees = 1/30 ft	9.5	Provided Trees:	10		
Required Shrubs = 1/20 ft	14.3	Provided Shrubs:	15		
NW ORCHARD CIRCLE		Distance in ft:		760	
Required Trees = 1/30 ft	25.3	Provided Trees:	26		
Required Shrubs = 1/20 ft	38.0	Provided Shrubs:	38		

Open Yard		Distance in ft:		Provided Width:	
Required Width = 20 ft				20 ft	
Lot sf		164656.8		Total Open Space sf:	
Required Trees = 1/5000 sf	21.9	Provided Trees:	22		
Required Shrubs = 2/5000 sf	43.8	Provided Shrubs:	44		

Screening		Distance in ft:		Provided Width:	
North Property Line		Distance in ft:		330	
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	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		

Northeast Property Line		Distance in ft:		Provided Width:	
Required Intensity		Distance in ft:		220	
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		

South Property Line		Distance in ft:		Provided Width:	
Required Intensity		Distance in ft:		340	
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		

West Property Line		Distance in ft:		Provided Width:	
Required Intensity		Distance in ft:		503	
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

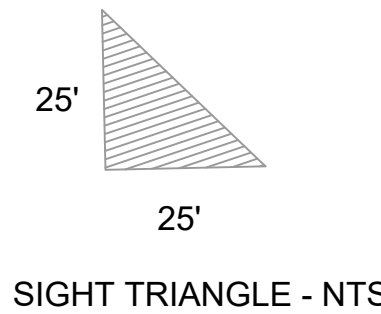
ORNAMENTAL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
CC	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2"	Cal.	12
CF	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2"	Cal.	18
MX	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2"	Cal.	15
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5"	Cal.	18
CB	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5"	Cal.	8
GBP2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B	2.5"	Cal.	13
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	Cal.	16
QRR	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5"	Cal.	7
QS	Quercus shumardii / Shumard Red Oak	B&B	2.5"	Cal.	15
UA	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5"	Cal.	14
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
JC	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B&B		6' Ht. Min.	11
PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B		6' Ht. Min.	14
PS	Pinus strobus / White Pine	B&B		6' Ht. Min.	4
TD	Taxodium distichum / Bald Cypress	B&B		6' Ht. Min.	10
SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			35
IG	Ilex glabra / Inkberry Holly	6' Ht.			7
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.			23
JG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			14
JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			12
MS	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.			9
PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.			8
PD	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.			23
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
	ANNUAL/SEASONAL Plants Per OWNER	TBD		12" o.c.	61
	Detention Basin and BioSwale Seed Mix / Seed Prairie Nursery Detention Basin - Bioswale Seed Mix	SEED			26,041 sf
	Turfgrass Sod Fescue Mix / Fescue Sod	SOD			81,290 sf

PLANT SCHEDULE NOTE:

- OVERALL SEED AND SOD SCHEDULE INCLUDES STREET FRONTAGE AREAS
- 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
 - OPEN SPACE
- SEE SHEET L03 FOR STREET PLANTINGS
 - NW OLIVE STREET
 - NW ORCHARD STREET

PLANTING NOTE:

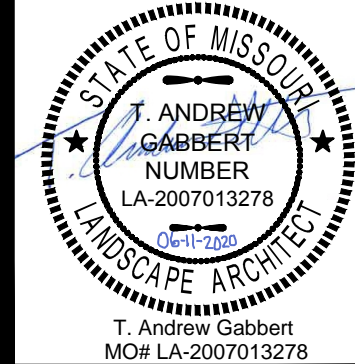
- 15 OPEN SPACE SHRUBS HAVE BEEN RELOCATED TO THE NORTHERN BUFFER ADJACENT TO PI ZONING DISTRICT
- FRONTAGE SHRUBS FOR NW ORCHARD STREET HAVE BEEN RELOCATED TO NW OLIVE STREET. REFER TO SHEET L03 FOR STREET PLANTING SCHEDULES



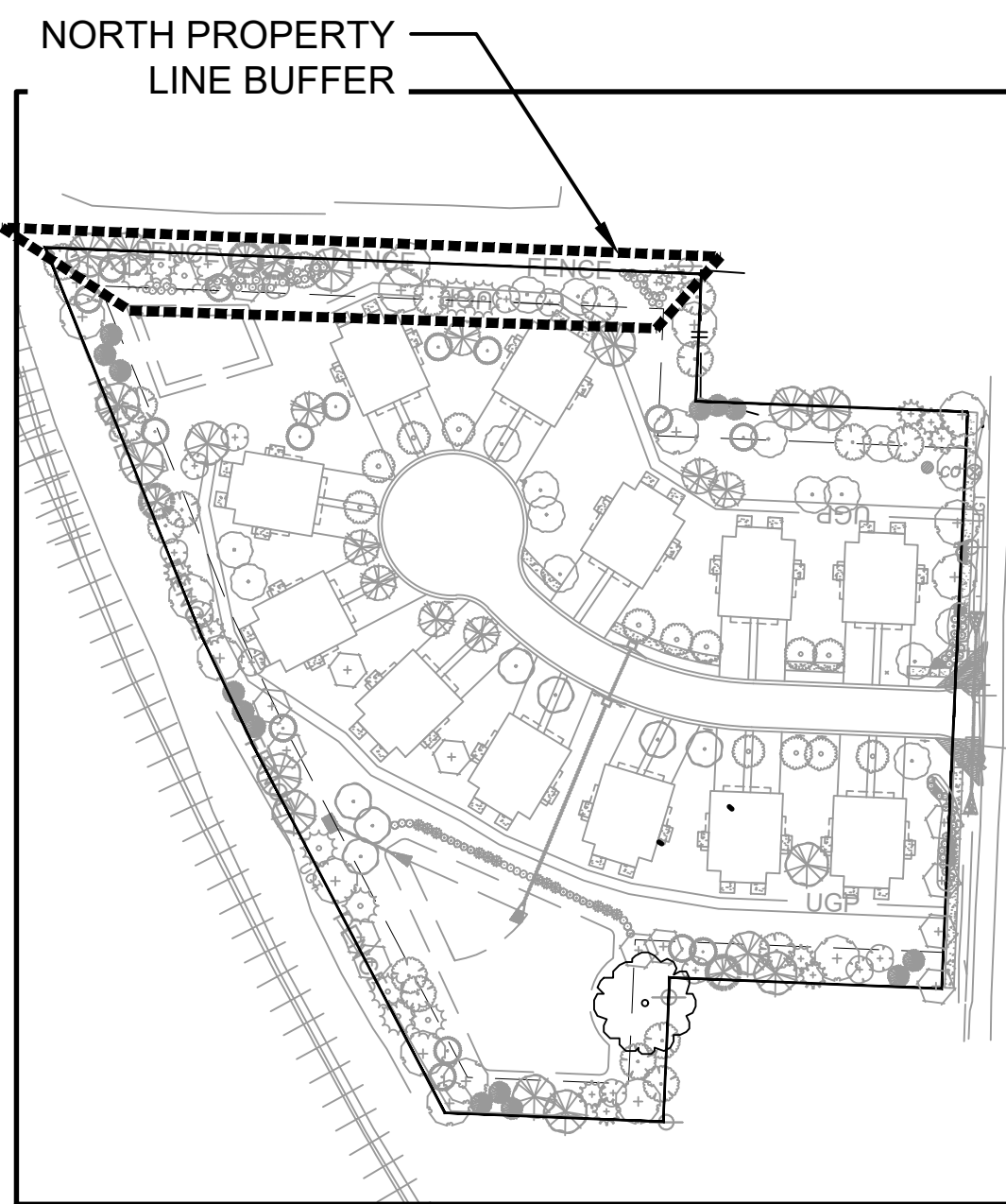
SIGHT TRIANGLE - NTS






PER CITY COMMENTS	PER CITY COMMENTS	ORIGINAL SUBMISSION	REVISION
2	JMM AG 06/11/20	1	JMM AG 05/08/2020
		NO. BY	DATE






2	JMM	AG	06/11/20	PER CITY COMMENTS
1	JMM	AG	05/08/2020	ORIGINAL SUBMISSION
NO	REV	OD	DATE	REVISION

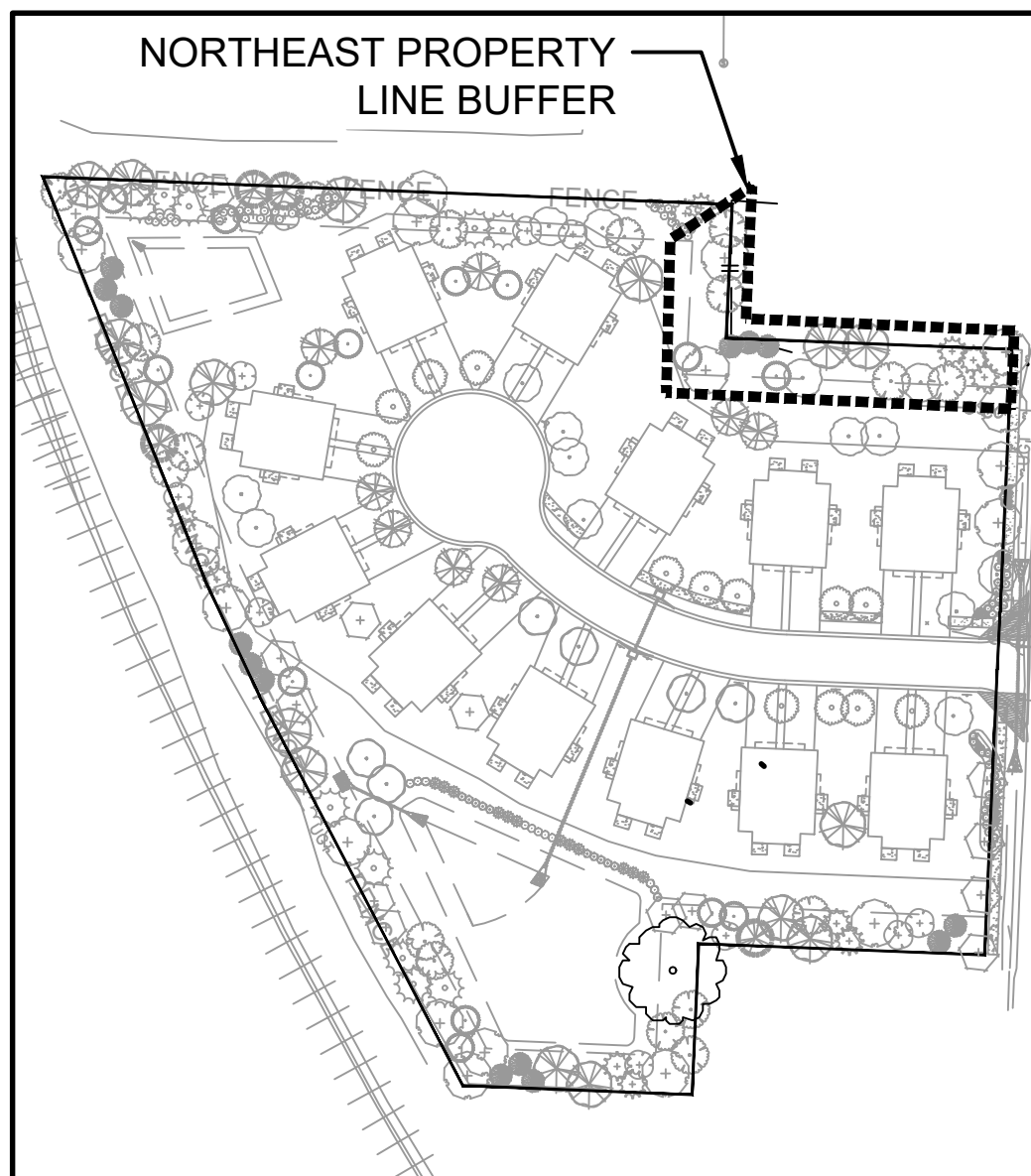




<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		4
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		2

<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory'™ / 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 `Canaerti` / Canaerti 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

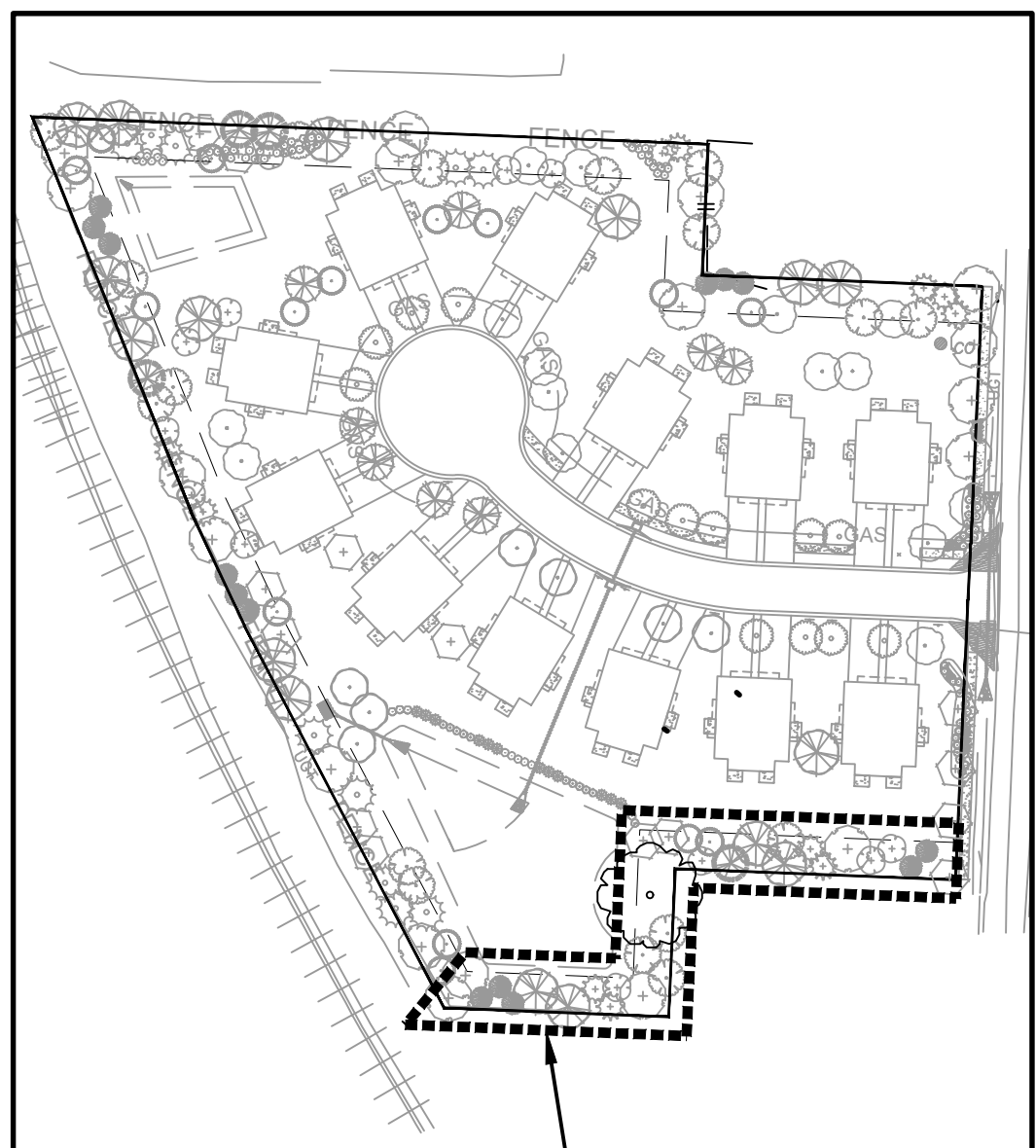
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY
	Aronia melanocarpa 'Morton'™ / Iroquois Beauty Black Chokeberry	3 Gal.	22
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.	17







<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	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

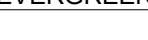
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory'™ / October Glory Maple	B&B	2.5" Cal.		2
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		2
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.		2

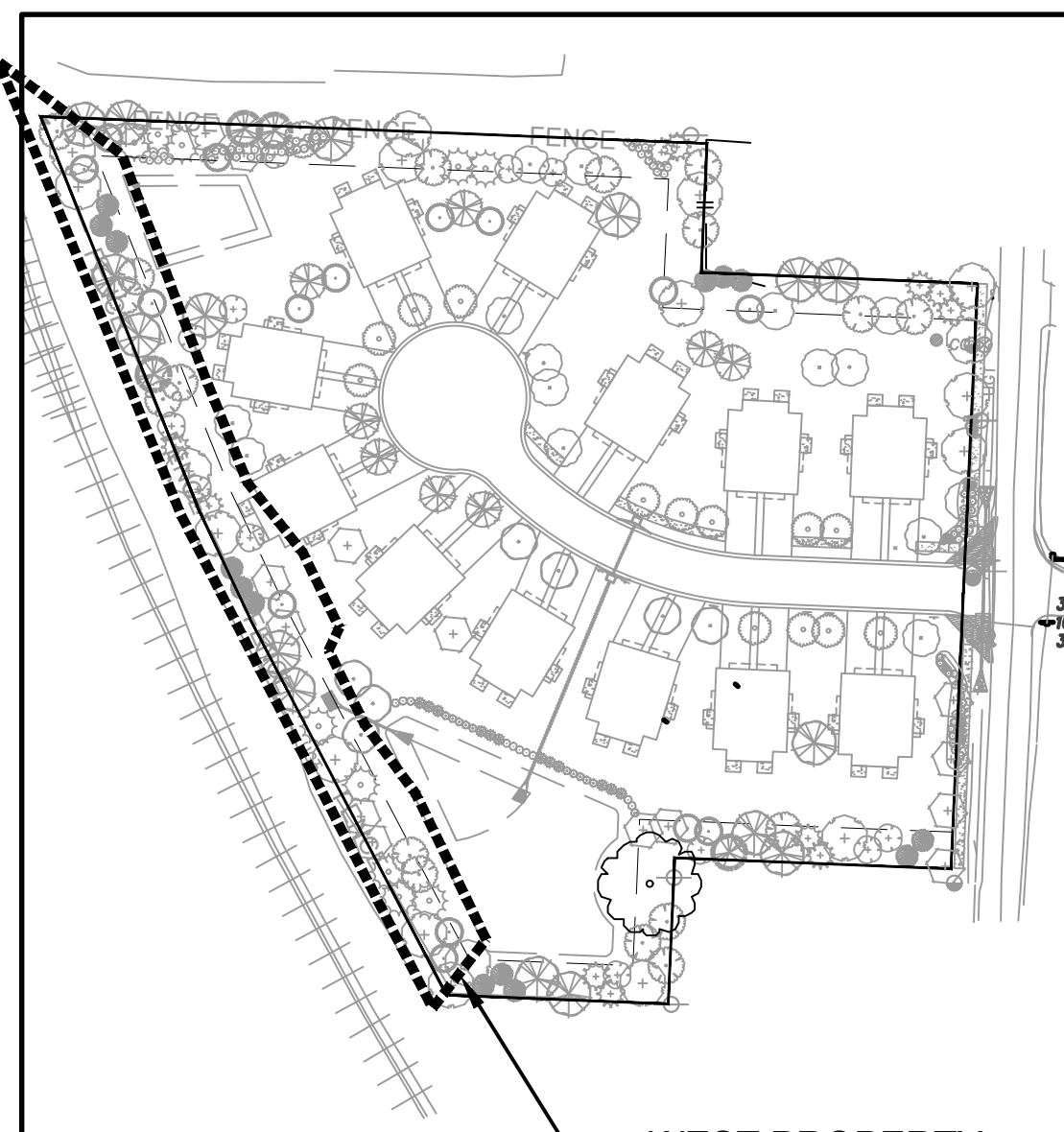
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana "Canaertii" / Canaertii Juniper	B&B		6' Ht. Min.	3
	Picea pungens "Fat Albert" / Colorado Spruce	B&B		6' Ht. Min.	3






<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	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"™ / 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 'Canaertii' / Canaertii 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

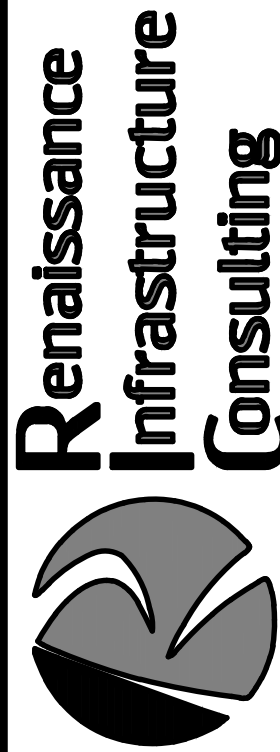


<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		3
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B&B	2" Cal.		6
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		5

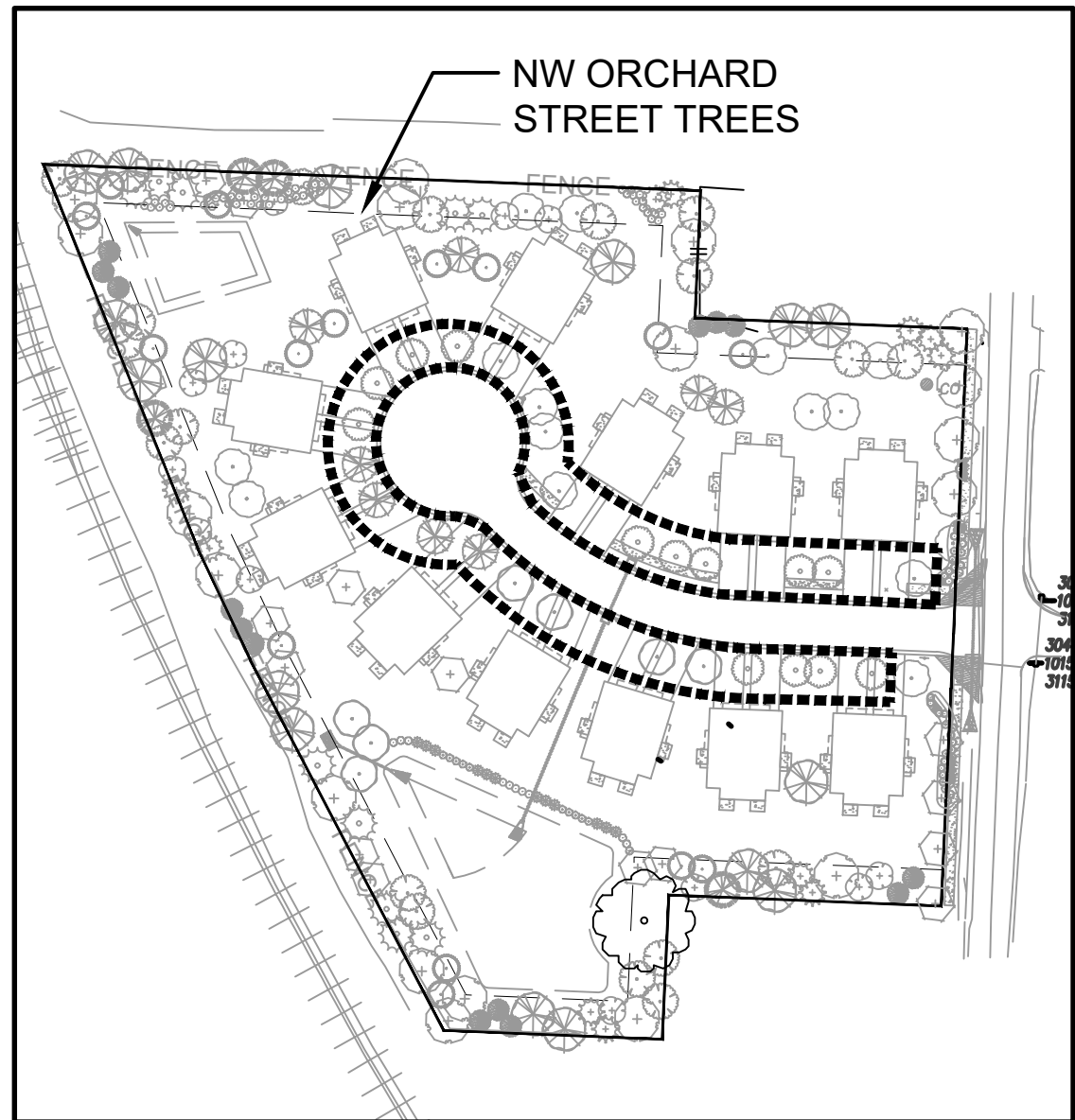
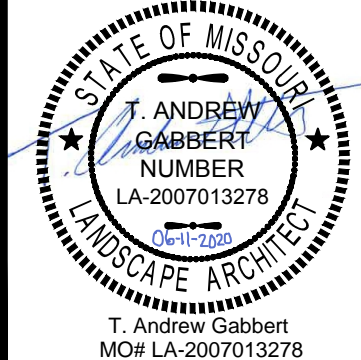
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
	Acer rubrum 'October Glory'™ / October Glory Maple	B&B	2.5" Cal.		6
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.		4
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.		4





EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana 'Canaerti' / Canaerti 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

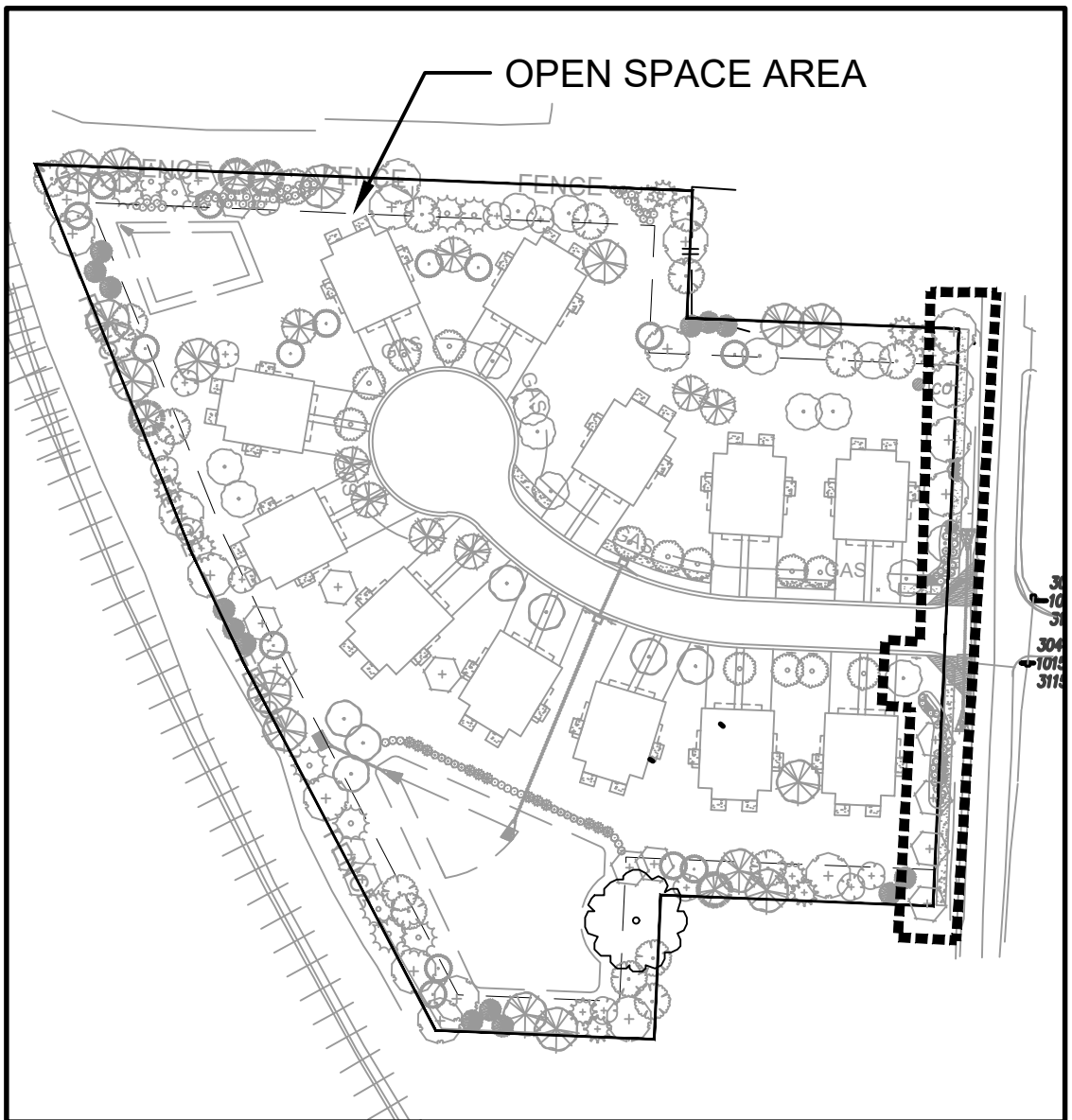
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2. SEE SHEET L01 FOR SEED AND SOD SCHEDULE
3. SEE SHEET L03 FOR SEPARATE OPEN SPACE SCHEDULE
4. SEE SHEET L03 FOR SEPARATE NW ORCHARD STREET SCHEDULE
5. SEE SHEET L03 FOR SEPARATE NW OLIVE STREET SCHEDULE










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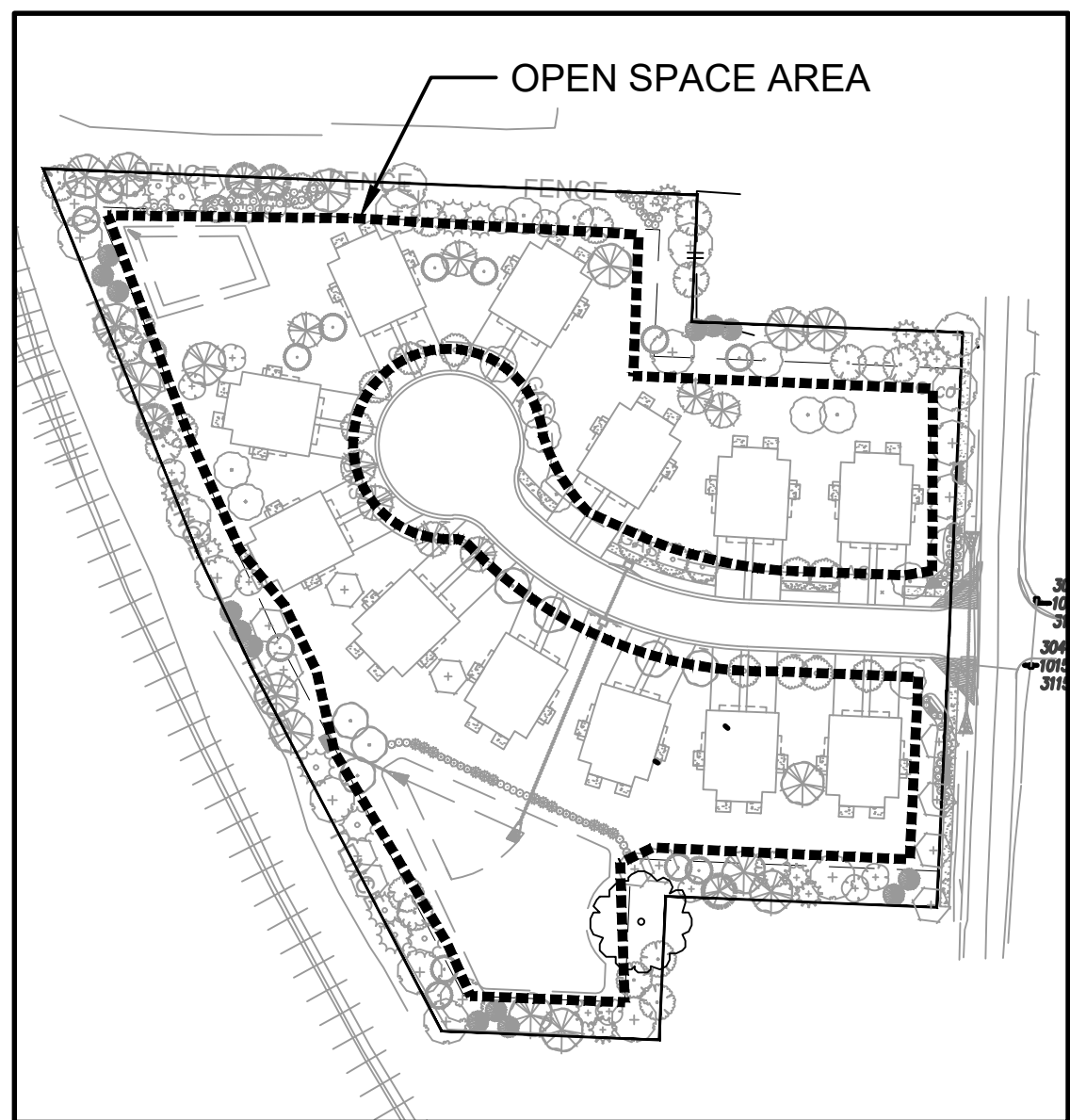
1815 MCGEE STREET, SUITE. 200
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630
WWW.R



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.	13
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	4
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	5



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.	2
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.	4
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
	Aronia melanocarpa 'Morton'™ / Iroquois Beauty Black Chokeberry	3 Gal.		3
	Ilex glabra / Inkberry Holly	6" Ht.		7
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		13
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		14
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.		9
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.		8

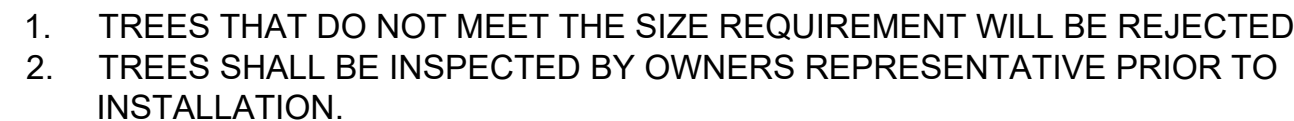
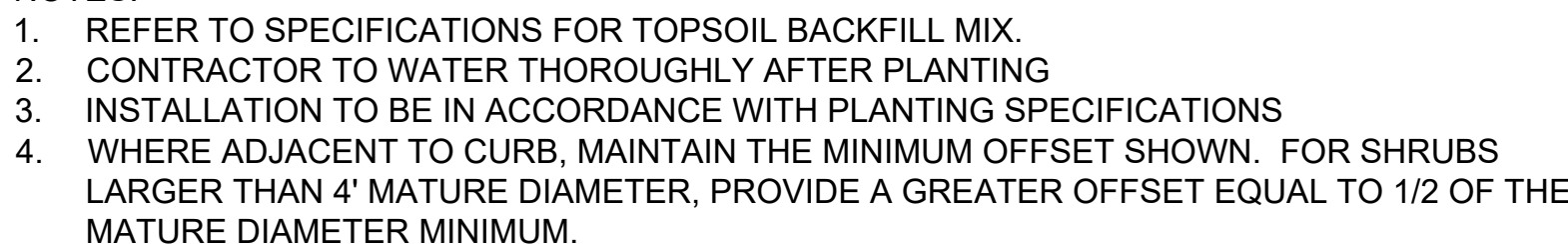
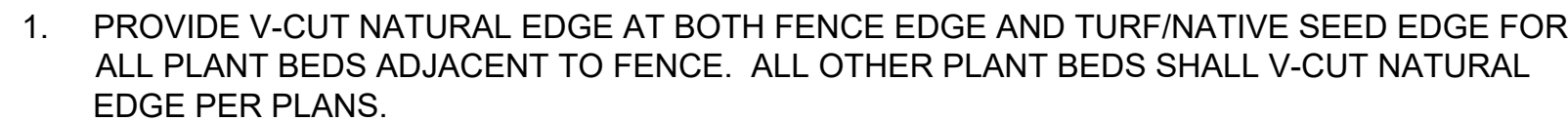
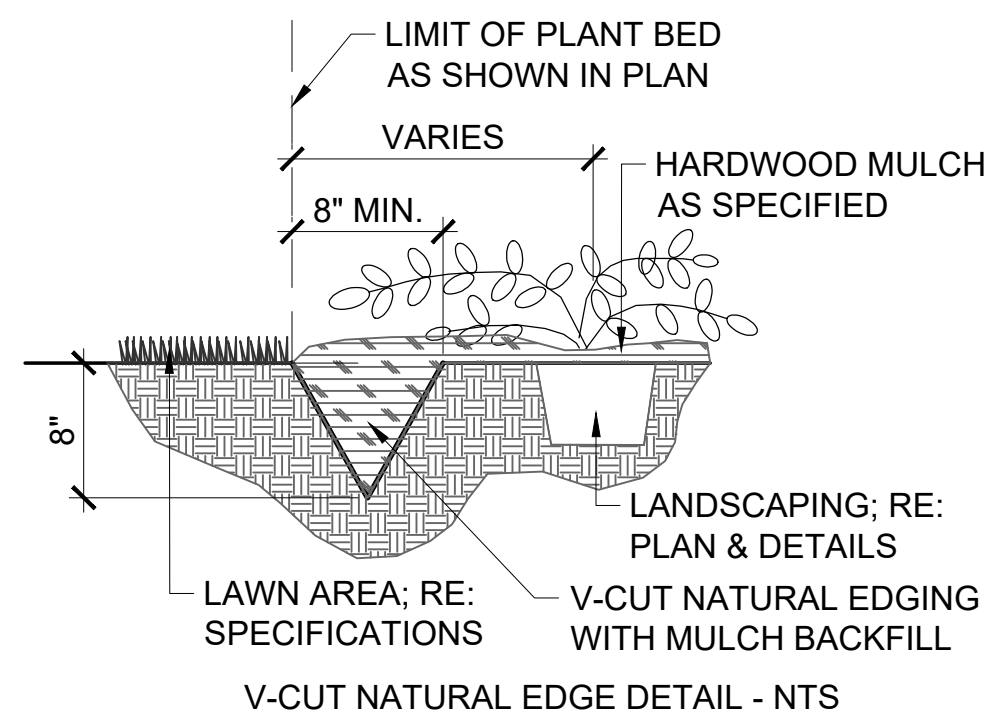
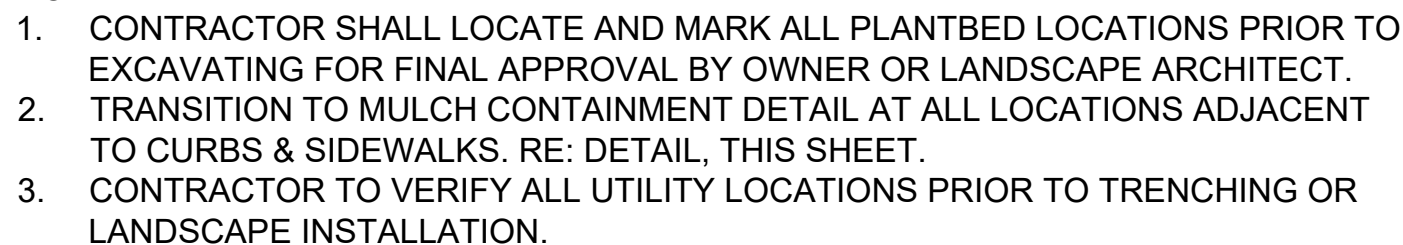


<u>ORNAMENTAL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	2
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.	4
<u>DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2.5" Cal.	4
	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5" Cal.	3
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5" Cal.	3
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	4
	Ulmus americana '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>
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.		5
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.		10
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		12
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.		6

PLANT SCHEDULE NOTE:

1. SEE SHEET L01 FOR OVERALL LANDSCAPE PLAN AND SCHEDULE
2. SEE SHEET L01 FOR SEED AND SOD SCHEDULE
3. SEE SHEET L02 FOR SEPARATE BUFFER SCHEDULES
4. SHRUBS FOR NW ORCHARD STREET HAVE BEEN RELOCATED TO NW OLIVE STREET.

1. 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. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. 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.
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 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 WITH TURF TYPE FESCUE.
13. LIMITS OF IRRIGATION SHALL BE DETERMINED BY OWNER. 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.

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