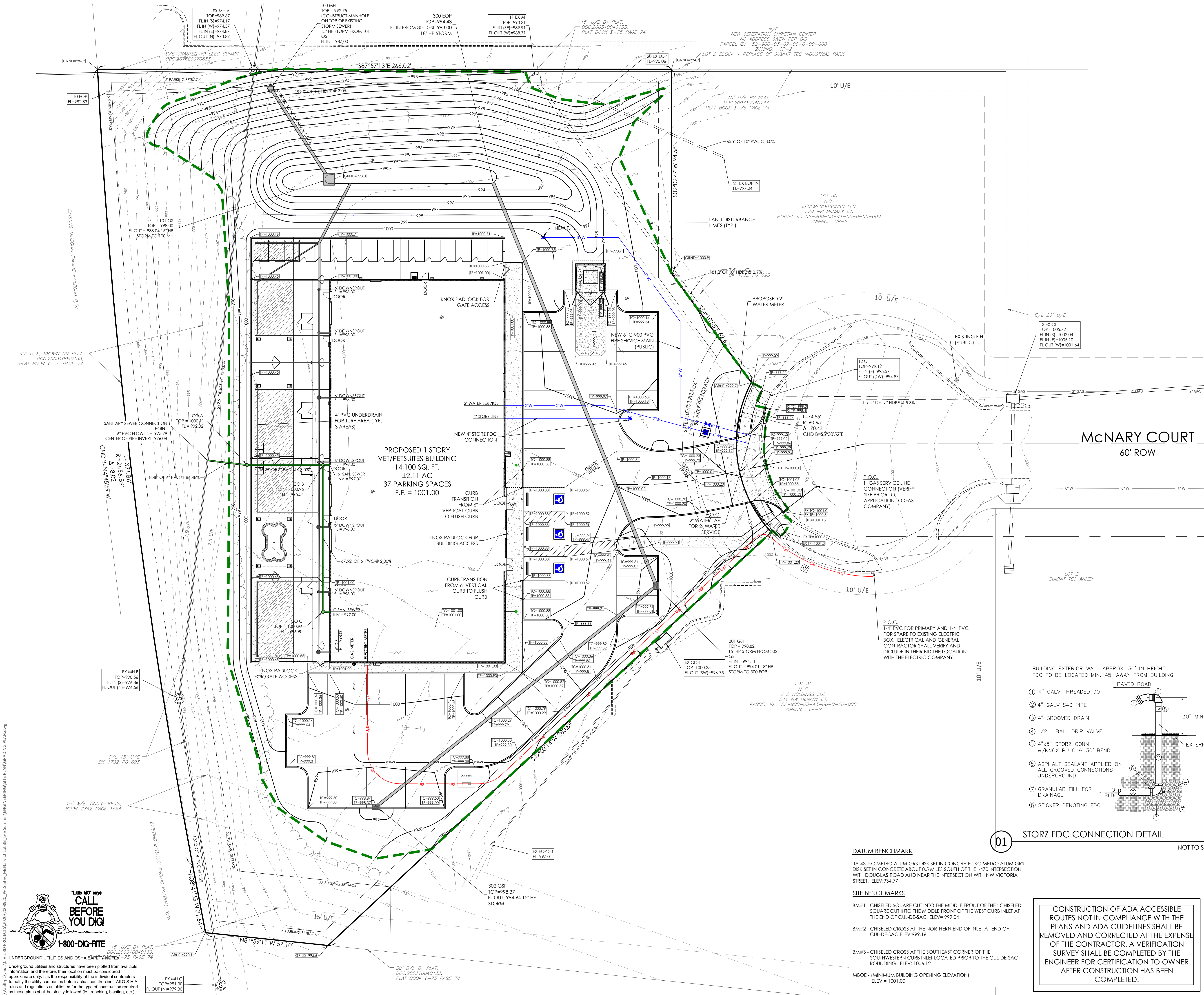


\\na01-fra\civil\civil\3D PROJECTS\2020\008920_Petsuites_McNary Ct Lot 3B_Lee Summit\ENGINEERING\SITE PLAN\GRADING PLAN.dwg

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE - 75 PAGE 74

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)



GRADING PLAN NOTES:

- THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
- THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
- NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
- SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE SILTATION CONTROL PLAN AND DETAILS.
- ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF BELLEVILLE. SHOULD THE EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
- CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
- ALL CITY, COUNTY AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
- FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON ALL AREAS.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF LEES SUMMIT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF LEES SUMMIT STANDARDS.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONSTRUCTION.
- ANY DISTURBED SIDEWALK AREAS SHALL BE FULL SLAB REPLACEMENT.
- THE SURVEYOR THAT PERFORMS CONSTRUCTION STAKING SERVICES SHALL INCLUDE IN HIS/HER BID SUFFICIENT FEES TO CONFIRM COMPLIANCE WITH ADA GUIDELINES PRIOR TO AND DURING CONSTRUCTION OF CONCRETE CURBS, WALKS, AND FINAL ASPHALT PAVING. THE SURVEYOR IS RESPONSIBLE FOR CONSTRUCTION STAKING SHALL ALSO BE RESPONSIBLE FOR FINAL CERTIFICATION TO THE DEVELOPER THAT THE ADA ACCESSIBLE ROUTE IS IN CONFORMANCE WITH APPLICABLE REQUIREMENTS.

ADA GENERAL NOTES:

- CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
- CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED, A MINIMUM OF 2 WEEKS BEFORE STORE TURN-OVER.
- THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2" SMART LEVEL WITH AN ACCURACY TO .02% PERCENT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK, 5% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED ADVANCE AUTO PARTS BUILDING, AND EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.

ABBREVIATIONS:

ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:

TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
BW=FINISHED GROUND AT FACE OF WALL
GRND=FINISHED GROUND AT YARD DRAINS

APPLICABLE REPORTS:

GEOTECHNICAL EXPLORATION
PETSUITES
LOT 38 NW McNARY COURT
LEES SUMMIT, MISSOURI
GEOTECHNOLOGY PROJECT NO: J036943.01

01 STORZ FDC CONNECTION DETAIL

NOT TO SCALE

1 4" GALV THREADED ROD
2 4" GALV S40 PIPE
3 4" GROOVED DRAIN
4 1/2" BALL DRIP VALVE
5 4"x5" STORZ CONN. w/KNOX PLUG & 30" BEND
6 ASPHALT SEALANT APPLIED ON ALL GROOVED CONNECTIONS UNDERGROUND
7 GRANULAR FILL FOR DRAINAGE
8 STICKER DENOTING FDC

DATUM BENCHMARK

JA-43: KC. METRO ALUM GRS DISK SET IN CONCRETE; KC. METRO ALUM GRS DISK SET IN CONCRETE ABOUT 0.5 MILES SOUTH OF THE I-470 INTERSECTION WITH DOUGLAS ROAD AND NEAR THE INTERSECTION WITH NW VICTORIA STREET. ELEV: 934.77

SITE BENCHMARKS

BM#1 - CHISELED SQUARE CUT INTO THE MIDDLE FRONT OF THE CHISELED SQUARE CUT INTO THE MIDDLE FRONT OF THE WEST CURB INLET AT THE END OF CUL-DE-SAC. ELEV= 999.04
BM#2 - CHISELED CROSS AT THE NORTHERN END OF INLET AT END OF CUL-DE-SAC. ELEV= 999.16
BM#3 - CHISELED CROSS AT THE SOUTHEAST CORNER OF THE SOUTHWESTERN CURB INLET LOCATED PRIOR TO THE CUL-DE-SAC ROUNDING. ELEV: 1006.12
MBOE - (MINIMUM BUILDING OPENING ELEVATION) ELEV = 1001.00

CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.

20

10

0

20

40

1" = 20'

SCALE IN FEET

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2000000018
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007195

STATE OF MISSOURI
STEVE MARION
NUMBER PE2006007195
EXPIRATION DATE 12-31-2027
CIVIL ENGINEER

ENGINEERS AUTHENTICATION

The responsible civil professional engineering individual on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date dates hereunder.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

Project

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW McNARY CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Date

8-19-2020

Revision Date	Revision	Description of Changes
11/03/2020	REV. PER CITY COMMENTS	

Sheet Number

C-200

Project No.

2008920

Drawn By

A. JONES

Checked By

M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

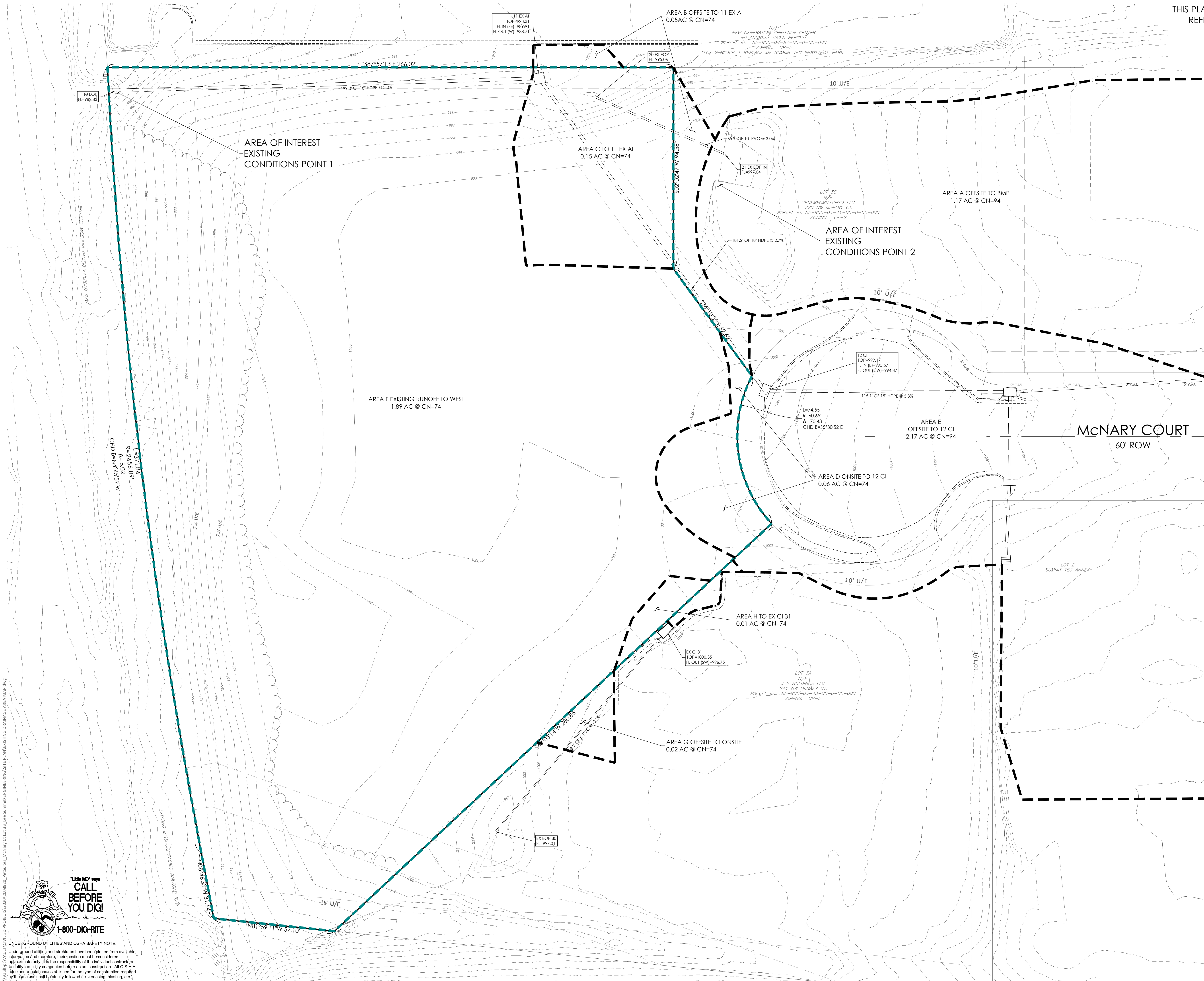
GRADING AND UTILITY PLAN

C-200

\\ms01-fs1\val\civil\3D PROJECTS\2020\208920_PetSuites_McNary CI Lot 3B_Lee Summit Engineering SITE PLAN EXISTING DRAINAGE AREA MAP.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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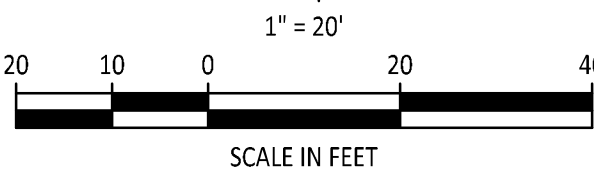
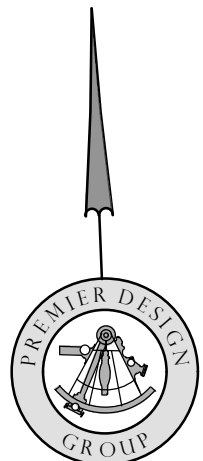


THIS PLAN IS FOR DRAINAGE PURPOSES AND
REFERENCE ONLY. DO NOT USE FOR
CONSTRUCTION.

MINIMUM TIME OF CONCENTRATION = 5 MINUTES
EXISTING SOILS TYPE = C
CN P/VMT = 98
CN GRASS = 74
CN COMMERCIAL AREAS = 94

MASTER DRAINAGE PLAN NOTES

1. MBOE - (MINIMUM BUILDING OPENING ELEVATION)
ELEV = 1001.00
2. THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE
OR OBSTRUCT THE OVERALL DRAINAGE FLOW LINES OR
PATHS ON THE LOT AS SHOWN ON THE MASTER
DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS
MADE AND APPROVED BY THE CITY ENGINEER.



EXISTING RUNOFF TABLE		
1	ID	EXISTING Q (CFS)
2	AREA A	
3	2-Year	2.79
4	10-Year	4.43
5	100-Year	6.58
6	AREA B	
7	2-Year	0.12
8	10-Year	0.24
9	100-Year	0.42
10	AREA C	
11	2-Year	0.35
12	10-Year	0.73
13	100-Year	1.27
14	AREA D	
15	2-Year	0.14
16	10-Year	0.29
17	100-Year	0.51
18	AREA E	
19	2-Year	6.56
20	10-Year	10.38
21	100-Year	15.41
22	AREA F	
23	2-Year	3.57
24	10-Year	7.6
25	100-Year	13.44
26	AREA G	
27	2-Year	0.04
28	10-Year	0.08
29	100-Year	0.14
30	AREA H	
31	2-Year	0.02
32	10-Year	0.04
33	100-Year	0.07

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INDIANAPOLIS, IN 46280

Date 8-19-2020

Revision Date 11-10-2020 REV. PER CITY COMMENTS

Sheet Title

C-300

Project No. 2008920
Drawn By A. JONES
Checked By M. FOGARTY

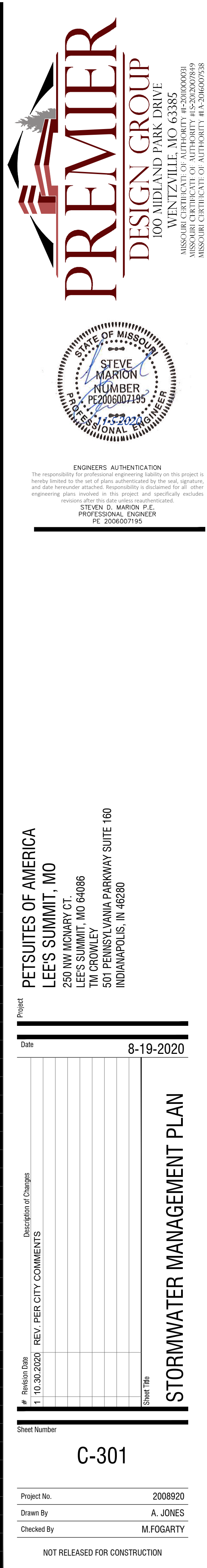
NOT RELEASED FOR CONSTRUCTION

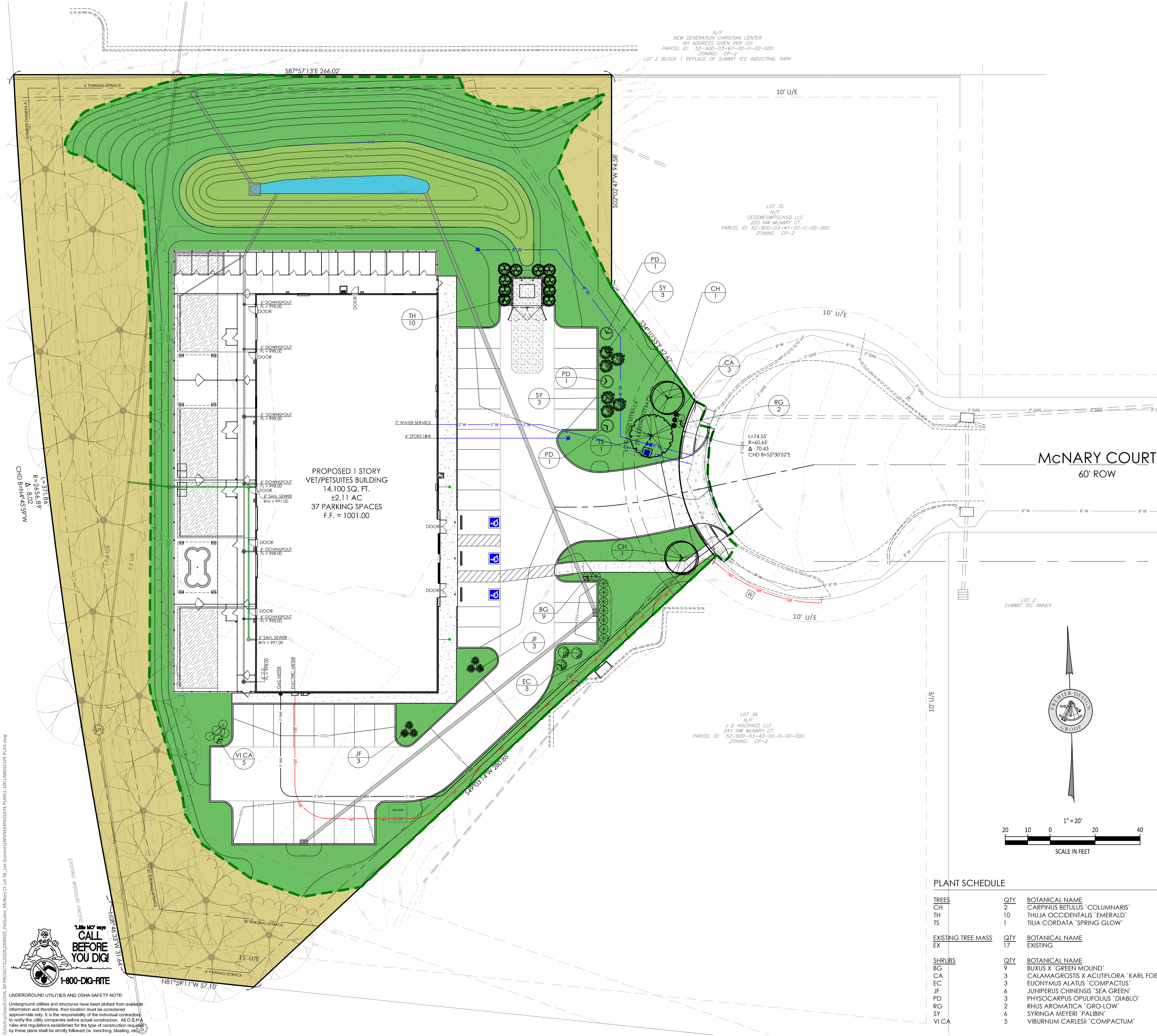


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engineering plans involved in this project and specifically excludes
revisions after the date when executed.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195



EXISTING DRAINAGE AREA MAP





LANDSCAPE PLAN NOTES:

GENERAL:

1. ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS.
2. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION OR STRUCTURES FROM DAMAGE DUE TO EQUIPMENT USAGE. CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO THE PUBLIC.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY SHOWN OR KNOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES. (CALL MISSOURI ONE CALL, 1-800-DIG-RITE)
5. PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 6" MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUND COVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
6. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
A. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT.
B. REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE ENGINEER OF RECORD IMMEDIATELY FOR A DECISION.
C. STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
11. ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
12. ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE IN ACCORDANCE TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:

1. THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:

1. ALL MULCH TO BE SHREDDED OAK BARK MULCH AT 3" DEPTH AFTER COMPACTION (UNLESS OTHERWISE NOTED). MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, MOLD, DELETERIOUS MATERIALS, ETC. PROVIDE 4" DIAMETER MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED OAK BARK MULCH.
2. MIRAFI FABRIC SHALL BE USED BENEATH ALL GRAVEL MULCH BEDS.
3. LANDSCAPE BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE SPADE CUT EDGE.

MAINTENANCE:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTS, SHRUBS, GROUND COVER, PERENNIALS AND ANNUALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
2. CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PROVIDE SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A TIMELY MANNER.

TOPSOIL:

1. TOPSOIL MIX FOR ALL PROPOSED LANDSCAPE PLANTINGS SHALL BE FIVE (5) PARTS WELL-DRAINED SCREENED ORGANIC TOPSOIL TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS AS PER PLANTING DETAILS. ROTO-TILL TOPSOIL MIX TO A DEPTH OF 4" MINIMUM AND GRADE SMOOTH.
2. PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE PERCENTAGE (%) OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND MINERAL CONTENT.
3. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
4. LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED OAK BARK MULCH.

MISC. MATERIAL:

PROVIDE STAKES AND DEADMAN OF SOUND, NEW HARDWOOD, FREE OF KNOTHOLES AND DEFECTS.

1. TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY 3-PLY TYING MATERIAL SHALL BE USED.

TURF:

1. ALL DISTURBED LAWN AREAS TO BE SODDED UNLESS NOTED OTHERWISE WITH A TURF-TYPE KENTUCKY BLUE GRASS/RESCUE MIX. LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
2. ANY POINTS CARRYING CONCENTRATED WATER LOADS AND ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED AND THE SOD SHALL HAVE STAKES PLACED.
3. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
4. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT/ MATERIAL STORAGE AND MOVEMENT OF VEHICLES.
5. SOD CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND ALL PAVED AREA ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
6. OFF-SITE LAND DISTURBED SHALL BE SODDED AND RESTORED TO A CONDITION BETTER THAN EXISTING.

SIGHT TRIANGLES:

1. NO LANDSCAPE MATERIAL OR OTHER OBSTRUCTIONS SHALL BE PLACED OR BE MAINTAINED WITHIN THE SIGHT DISTANCE AREA SO AS NOT TO IMPERE THE VISION BETWEEN A HEIGHT OF THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE ADJACENT STREET OR PAVING SURFACES.
2. THE TRIANGLE ADJACENT TO STREET INTERSECTIONS SHALL BE FORMED BY MEASURING FROM THE POINT OF INTERSECTION OF THE FRONT AND SIDE LOT LINES A DISTANCE OF 20' MINIMUM ALONG SAID FRONT AND SIDE LOT LINES AND CONNECTING THE POINTS SO ESTABLISHED TO FORM THE SIGHT TRIANGLE AREA.
3. SIGHT TRIANGLES AT THE INTERSECTION OF A PUBLIC STREET AND A PRIVATE ACCESS WAY (EXCEPT FOR SINGLE FAMILY RESIDENCES) SHALL ALSO BE FORMED AS OUTLINED IN NOTE #2 ABOVE.

WARRANTY:

1. ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
2. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THE PLANT.
3. ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY.
4. LAWN ESTABLISHMENT PERIOD WILL BE IN EFFECT ONCE THE LAWN HAS BEEN MOWED THREE TIMES. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE ON THE DATE OF ACCEPTANCE AND 100% COMPLETION.

LANDSCAPE PLAN REQUIREMENTS

1. REQUIRED FRONT YARD LANDSCAPING
A. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE
B. ONE SHRUB REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE
2. REQUIRED OPEN YARD LANDSCAPING
A. ONE TREE FOR EVERY 5,000 SQ. FT. OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
B. TWO SHRUBS PER 5,000 SQ. FT. OF TOTAL LOT AREA
3. REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
A. REFER TO LANDSCAPE PLAN FOR SCREENING OF TRASH ENCLOSURE.

PROVIDED FRONT YARD LANDSCAPING

1. A. TREES PROVIDED - 74.55' OF STREET FRONTAGE / 30 FEET = 3 TREES PROVIDED
B. SHRUBS PROVIDED - 74.55' OF STREET FRONTAGE / 20 FEET = 4 SHRUBS PROVIDED

PROVIDED OPEN YARD LANDSCAPING

1. A. TREES PROVIDED - 92,014 SQ. FT. / 14,100 BLDG SQ. FT. = 77.917 SQ. FT. / 5,000 SQ. FT. = 17 EX TREES
B. SHRUBS PROVIDED - 92,014 SQ. FT. / 5,000 SQ. FT. = 18.4 x 2 = 37 SHRUBS PROVIDED

REQUIRED TRASH STORAGE CONTAINER LANDSCAPING

1. A. REFER TO LANDSCAPE PLAN - 10 EMERALD ARBORVITAE PROVIDED

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CH	2	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	B & B	3" CAL	6" TALL MIN.
TH	10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	15 GAL		8" TALL MIN.
TS	1	TILIA CORDATA 'SPRING GLOW'	LITTLELEAF LINDEN	B & B	3" CAL	6" TALL MIN.

EXISTING TREE MASS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
EX	17	EXISTING	EXISTING TREE	EXISTING	VARIES	VARIES

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BG	9	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	3 GAL
CA	3	CALLAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL
EC	3	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL
JF	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL
PD	3	PHYSCARPUS OPULEFOLIUS 'DIABLO'	DIABLO NINEBARK	3 GAL
RG	2	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL
SY	6	SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	3 GAL
VI CA	5	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	3 GAL

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200800081
MISSOURI CERTIFICATE OF AUTHORITY #E-200800789

ENGINEERS AUTHENTICATION
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STEVE D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

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INDIANAPOLIS, IN 46280

Project
Date
8-19-2020

Revision	Date	Description of Changes
1		
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Sheet Title
LANDSCAPE PLAN

Project No. 2008920
Drawn By A. JONES
Checked By M. FOGARTY

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