

- IRRIGATION PERFORMANCE SPECIFICATION:  
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- GENERAL – IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
  - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
  - WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
  - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
  - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
  - PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
  - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
  - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
  - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
  - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
  - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
  - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
  - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
  - SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
  - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    - PIPE SIZE AND QUANTITY
    - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    - CIRCUIT IDENTIFICATION SYSTEM
    - DETAILED METHOD OF WINTERIZING SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

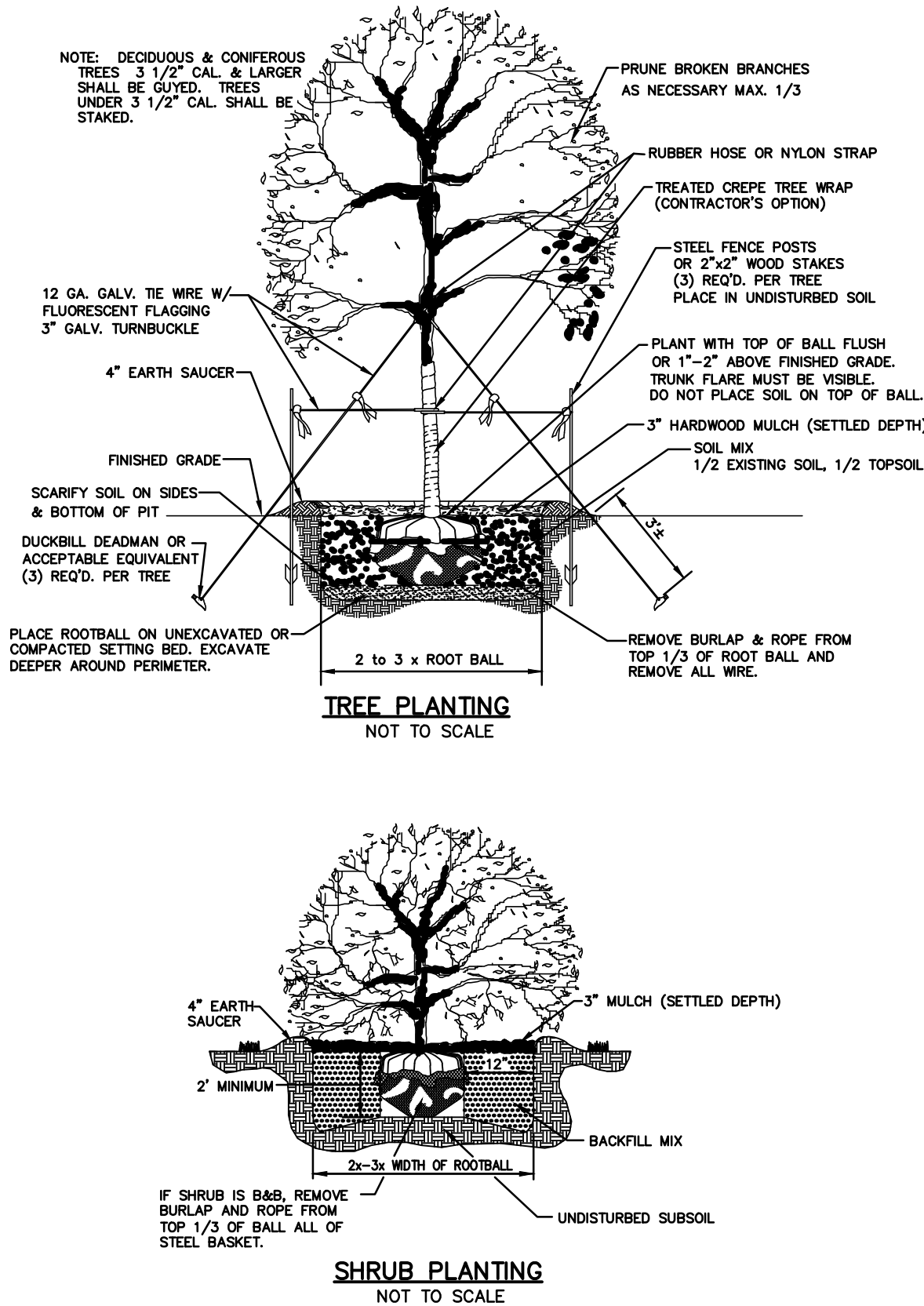
- LANDSCAPING NOTES:
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  - NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
  - ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES,PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
  - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
  - WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SODDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
  - QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
  - SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
  - PROVIDE STEEL EDGING AROUND ALL SHRUB AND GROUNDCOVER BEDS. STEEL EDGING SHALL BE 1/8" x 4" WITH CLIPS AND REBAR STAKES FIVE FEET(5') ON CENTER.
  - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
  - IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
  - CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
  - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNOTTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
  - PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
  - PROVIDE ROLLED EROSION CONTROL MAT, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL OVER ALL NATIVE GRASS SEEDD AREAS.
  - GRAVEL BEDS – PROVIDE AND INSTALL HEAVY DUTY WEED BARRIER FABRIC UNDER GRAVEL. PROVIDE AND INSTALL 3" DEPTH OF 1"-2" MULTI-COLORED WASHED RIVER GRAVEL, SUBMIT COLOR SAMPLE TO OWNER FOR APPROVAL.

PLANT SCHEDULE

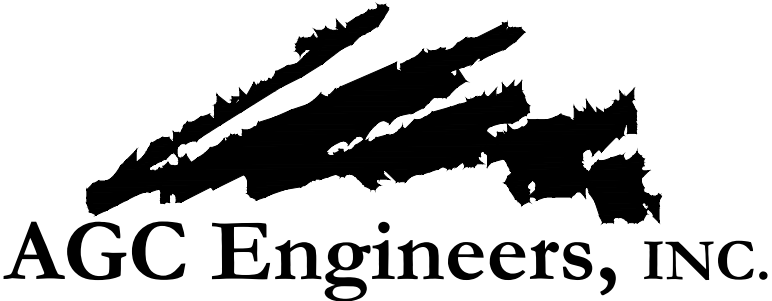
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	4	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	3	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	4	QUERCUS RUBRA	RED OAK	3" CAL. B&B
PJ	8	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	8' HT. B&B
SSC	8	MALUS SP. "SPRING SNOW"	SPRING SNOW CRABAPPLE	8' HT. B&B
SHRUBS/GRASSES/GROUNDCOVER				
SGJ	44	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL/3" MIN. HT.
TX	52	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL/3" MIN. HT.

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED (EXISTING AND NEW LANDSCAPE)
8.790.A.1 Street Frontage Trees (NW Chipman)	1 tree per 30 feet of street frontage	215 ft. of street frontage /30 = 8 trees required	8 trees
8.790.A.3 Street Frontage Shrubs (NW Chipman)	1 shrub per 20 feet of street frontage	215 ft. of street frontage /20 = 11 shrubs required	11 shrubs
8.790.A.2 Street Frontage Green Strip (NW Chipman)	20 feet	20 feet	20 feet
8.790.A.1 Street Frontage Trees (NW Donovan Rd.)	1 tree per 30 feet of street frontage	280 ft. of street frontage /30 = 10 trees required	5 trees 5 existing
8.790.A.3 Street Frontage Shrubs (NW Donovan)	1 shrub per 20 feet of street frontage	280 ft. of street frontage /20 = 14 shrubs required	14 shrubs
8.790.A.2 Street Frontage Green Strip (NW Donovan)	20 feet	20 feet	20 feet
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	20,452 sq.ft. of total lot area minus 678 sq.ft. of bldg. = 19,774/5,000 x 2 = 8 shrubs.	8 shrubs
8.790.B.3 Open Yard Trees	1 tree per 3000 sq. ft. of total lot area excluding building and parking.	20,452 sq.ft. of total lot area minus 678 sq.ft. of bldg. 19,774/3,000 = 7 trees.	7 trees
8.810. Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	18,707 sq.ft. of parking area x .05 = 935 sq.ft. of landscape parking lot islands required	1,008 sq.ft.
8.820 Screening of Parking Lot, NW Chipman	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	120 linear feet/40 x 12 = 36 shrubs required.	36 shrubs
8.820 Screening of Parking Lot, NW Donovan	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	88 linear feet/40 x 12 = 27 shrubs required.	27 shrubs



BY	REVISION	DATE
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VSR	CITY COMMENTS	4/26/23
VSR	OWNER CHANGES	3/27/23
VSR	OWNER CHANGES	2/16/23
VSR	SITE DEVELOPMENT PLAN	1.27.2023



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SUMMIT ORCHARDS-SWIG

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LANDSCAPE PLAN