

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
● 09.16.24 PERMIT SET
● 10.28.24 CITY COMMENTS

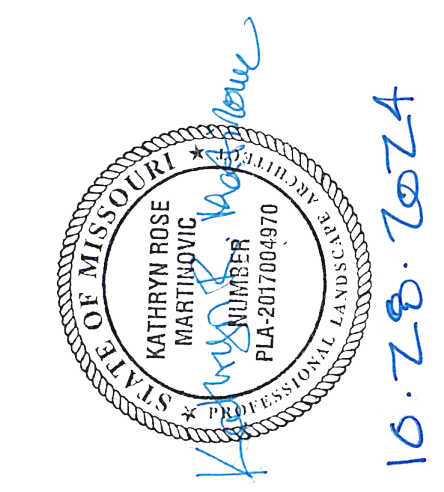
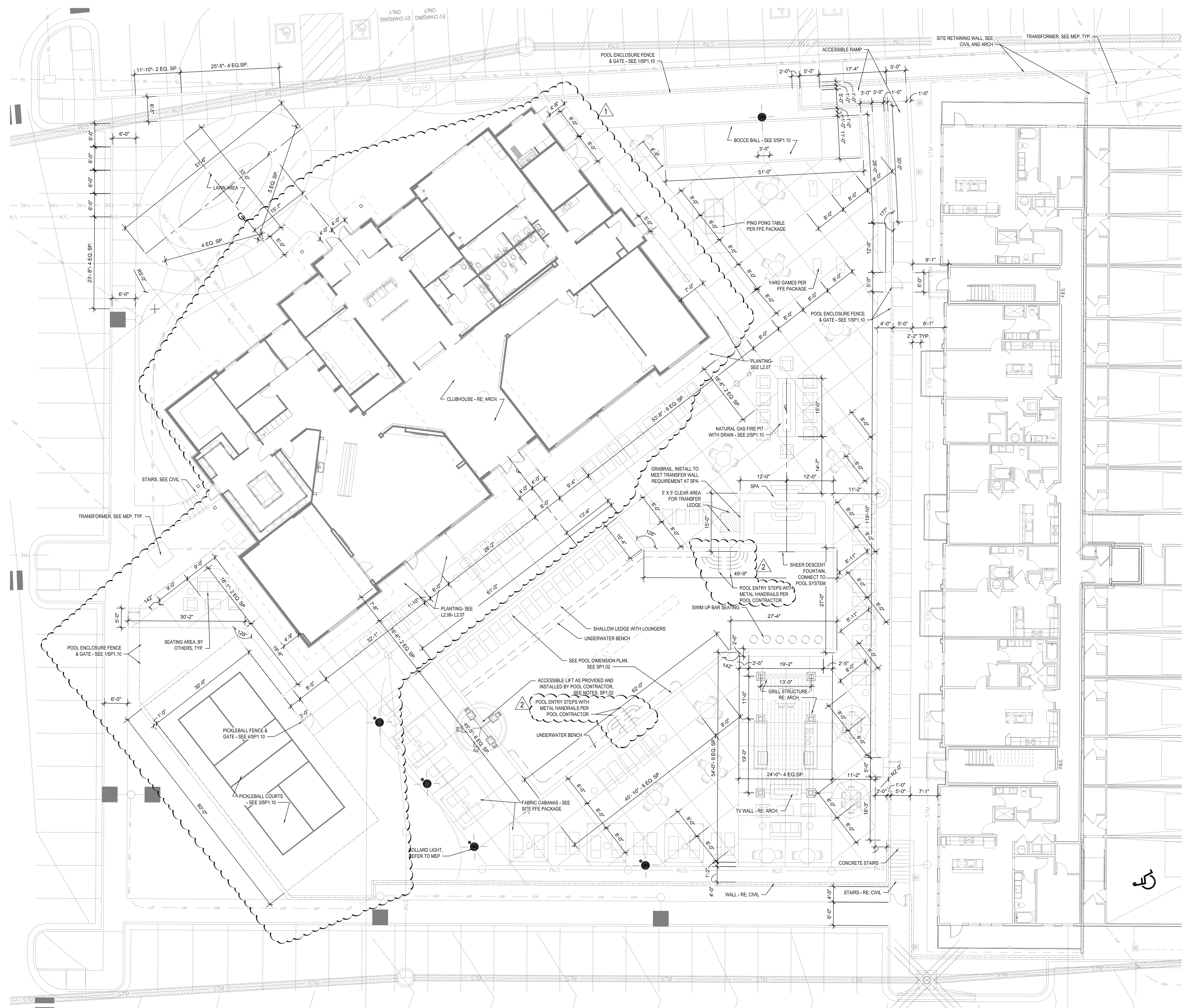
REVISIONS
1 09.13.24 FDP COMMENTS 1
2 10.28.24 PERMIT COMMENTS 2

JOB NO.
720522
DRAWN BY
SLW / KRM
PERMIT SET

SHEET NAME
SITE PLAN

SHEET NO.
SP1.00

SITE PLAN
1" = 40'-0"



A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
● 09.16.24 PERMIT SET
● 10.28.24 CITY COMMENTS 2

REVISIONS
1 09.13.24 FDP COMMENTS 1
2 10.28.24 CITY COMMENTS 2

① AMENITY AREA ENLARGEMENT PLAN
1" = 10'-0"

JOB NO.
720522
DRAWN BY
SLW / KRM
PERMIT SET
DATE
09.16.2024

SHEET NAME
AMENITY AREA
ENLARGEMENT PLAN
SHEET NO.
SP1.01

- P.O. DRAWER 330 • DUNKIRK, MD 20754 USA
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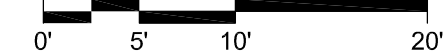
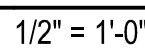
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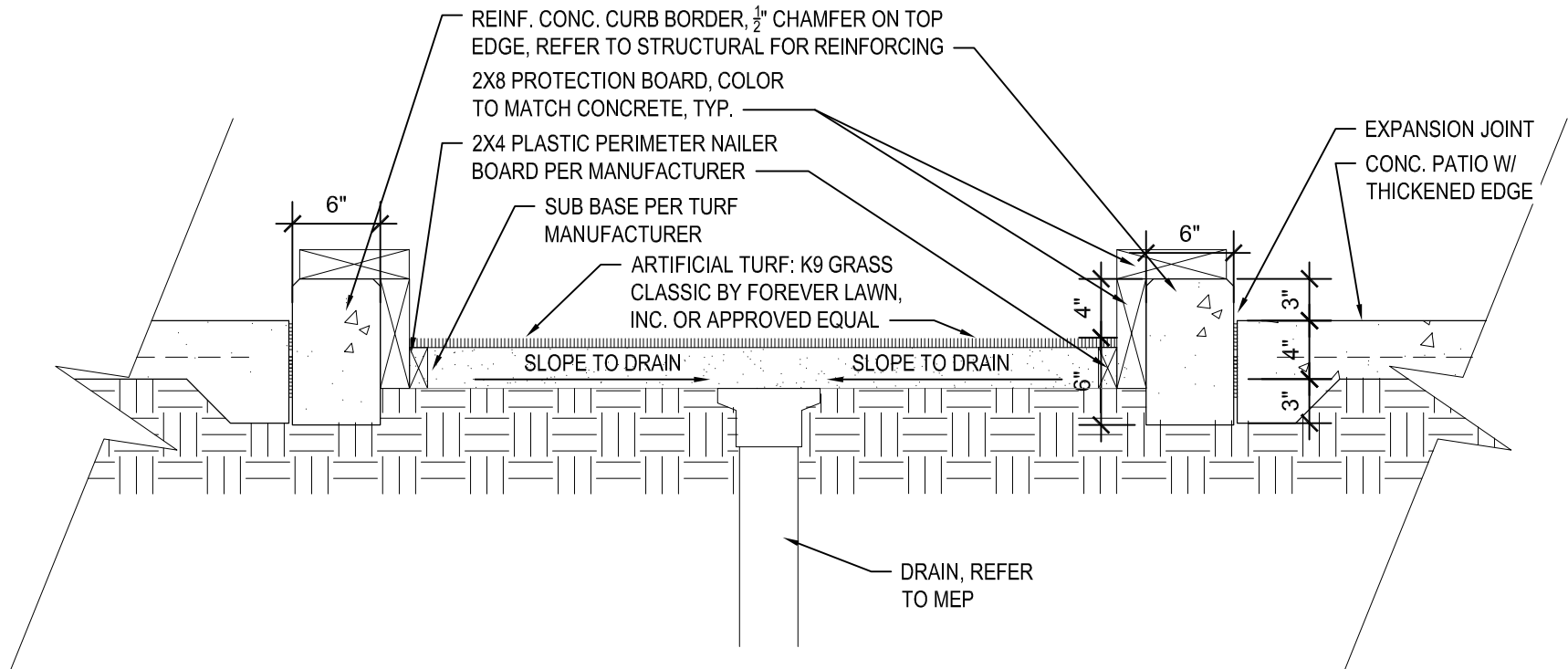
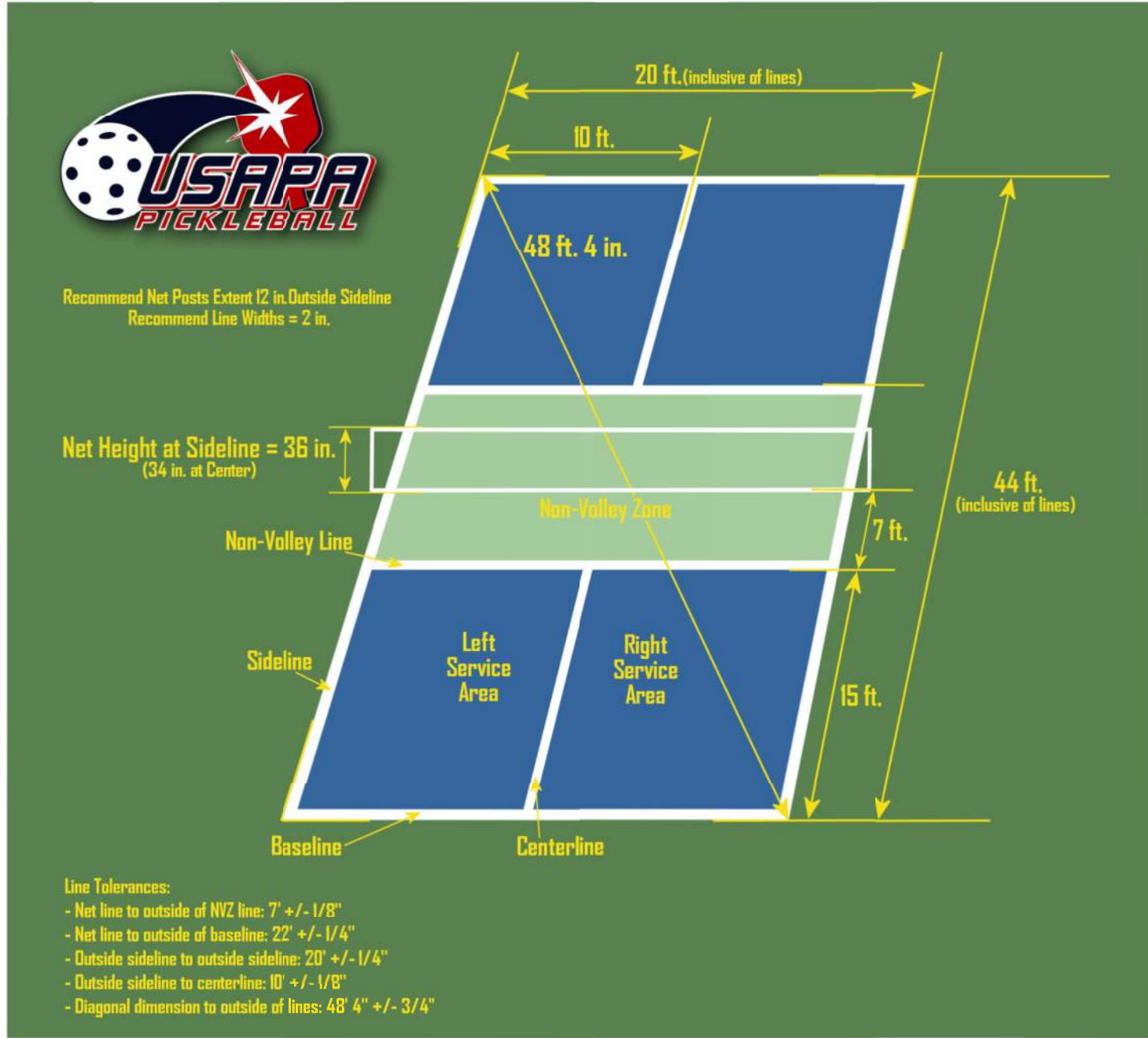
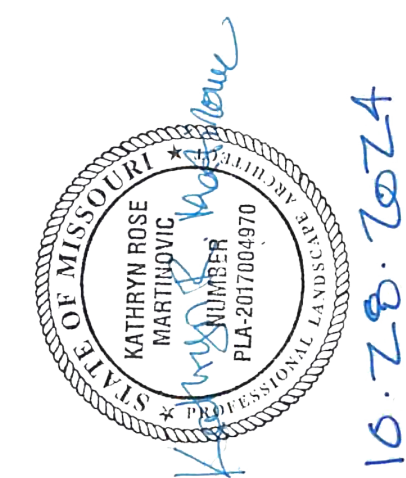
EVA BENCH, 6FT LENGTH, COLOR BLACK, WITH IPE SLATS BY VICTOR STANLEY
SURFACE MOUNT. OR APPROVED EQUAL. SEE MANUF. SPECS. FOR
INSTALLATION GUIDE. PROVIDED BY CONTRACTOR.

BACKED



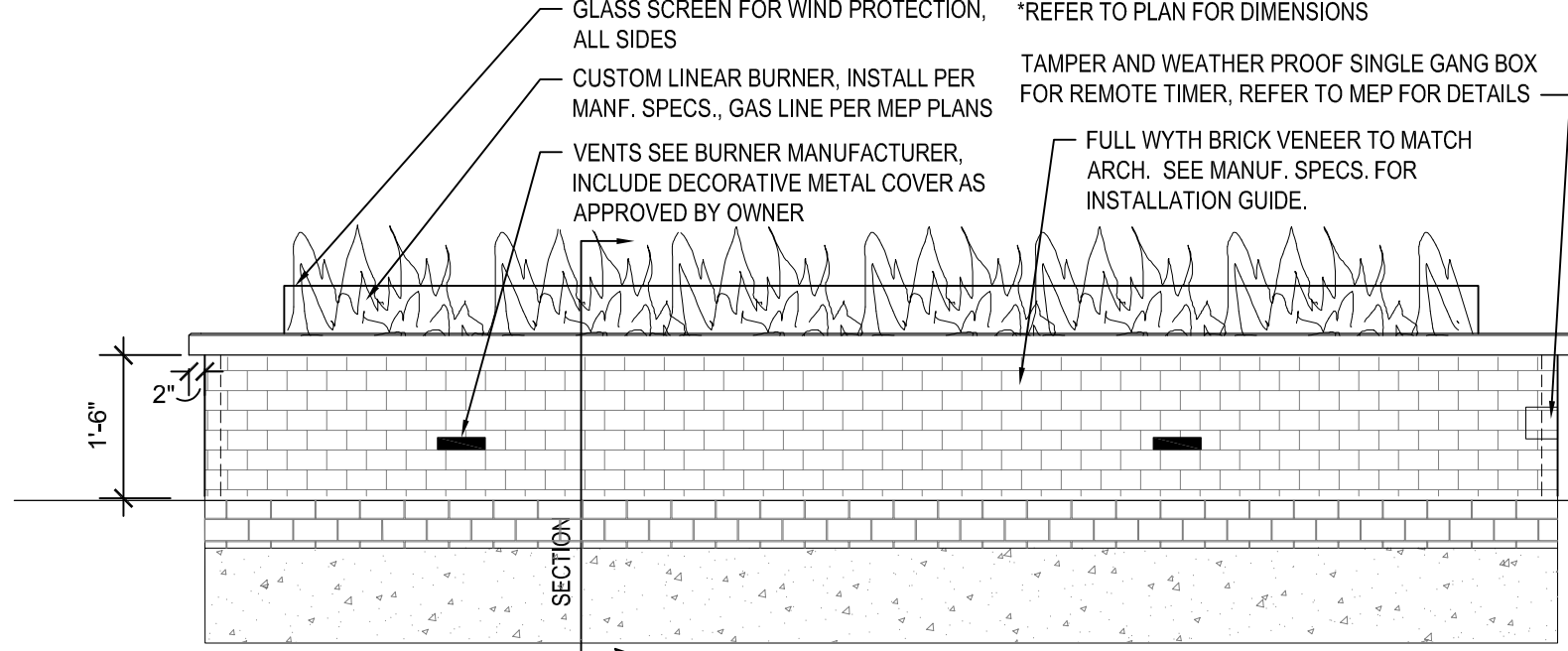
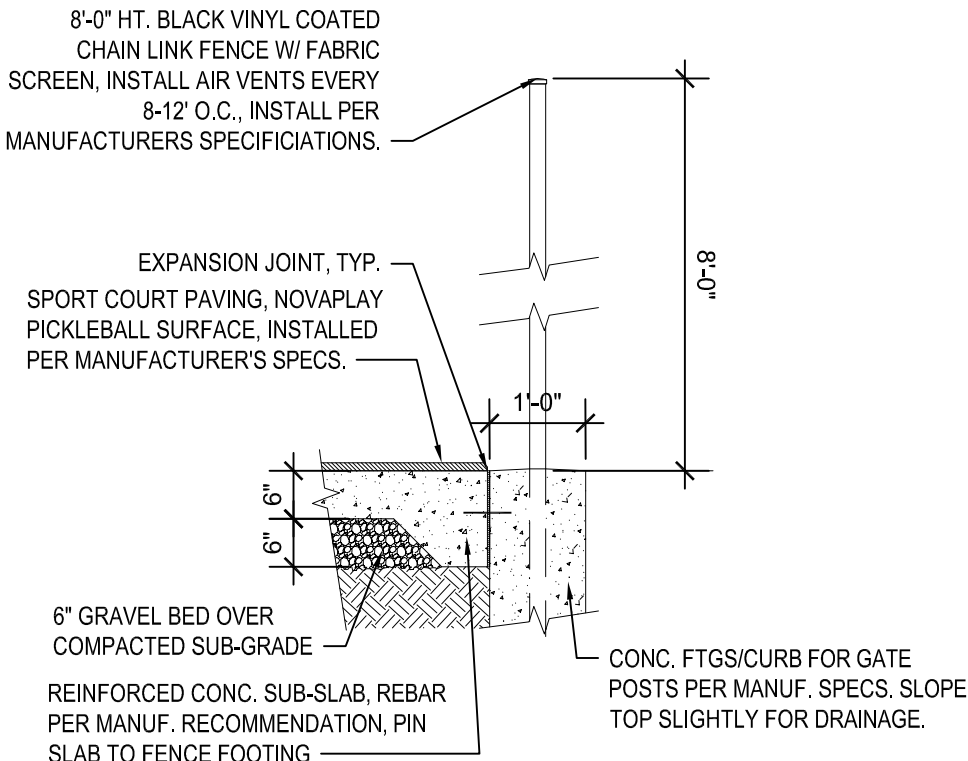
SITE NOTES

- UNLESS NOTED OTHERWISE IN THE PLANS & DETAILS, NEAT EXCAVATE ALL FOOTINGS INTO 2000 PSF (MIN.) SOIL (FIELD VERIFY). 3000 PSI CONC. (+/- 4" SLUMP).
- ALL EXPANSION JOINTS (EJ) TO HAVE SELF-LEVELING CAULK OVER FELT TO SEAL - COLOR TO MATCH ADJACENT PAVING.
- VERIFY ALL STRUCTURAL INFORMATION WITH STRUCTURAL ENGINEER, INCLUDING, BUT NOT LIMITED TO, WOOD MEMBER SIZES, ALL ANCHORING CONDITIONS, AND FOOTING/FOUNDATION SIZE AND REINFORCEMENT.
- VERIFY ALL NOTED ELEVATIONS AGAINST CIVIL ENGINEER GRADING PLAN.
- REPORT ANY DISCREPANCIES OR MISSING INFORMATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL WOOD MEMBERS TO BE S4S CEDAR, STAINED PER SPECS., COLOR AS SELECTED BY OWNER

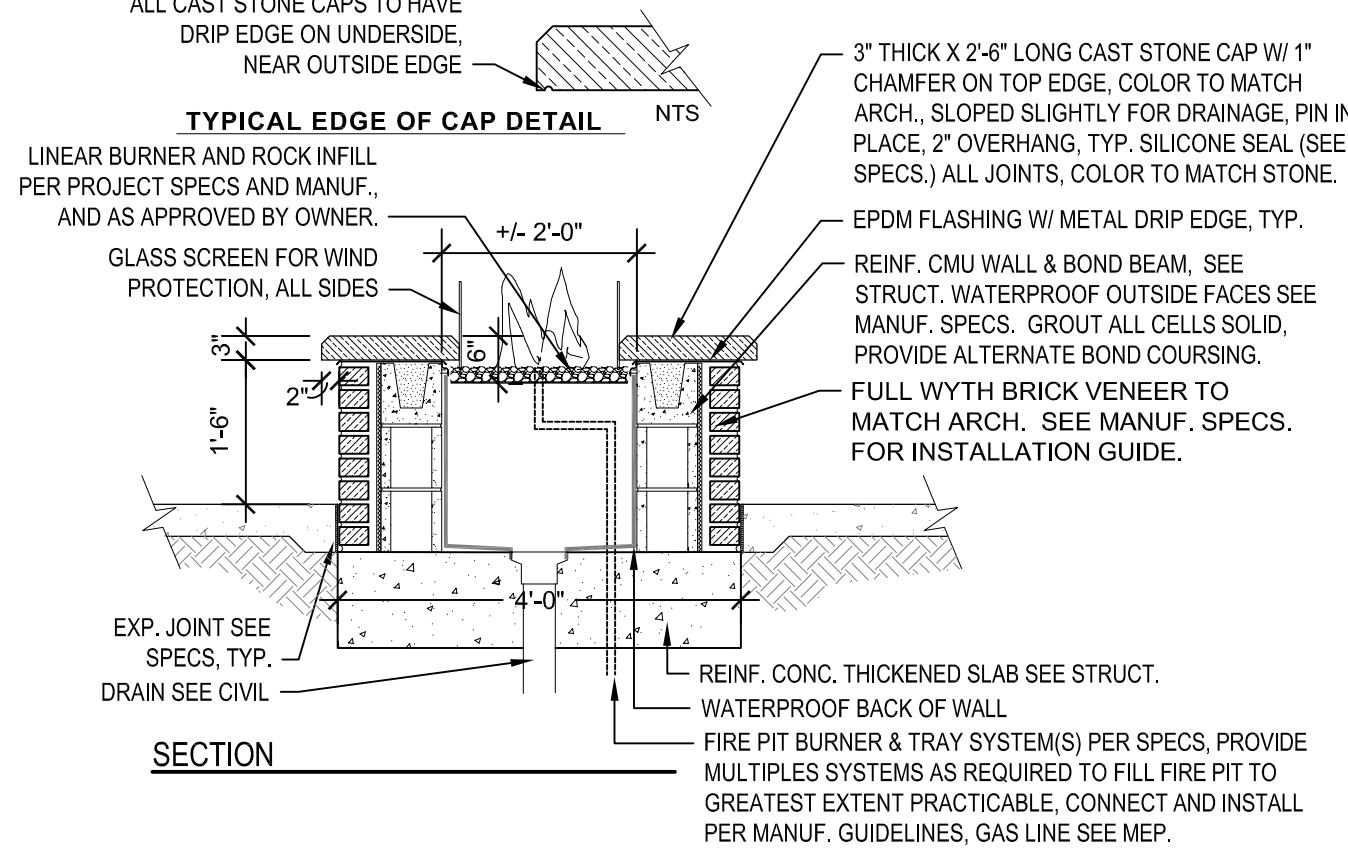


5 BOCCE BALL

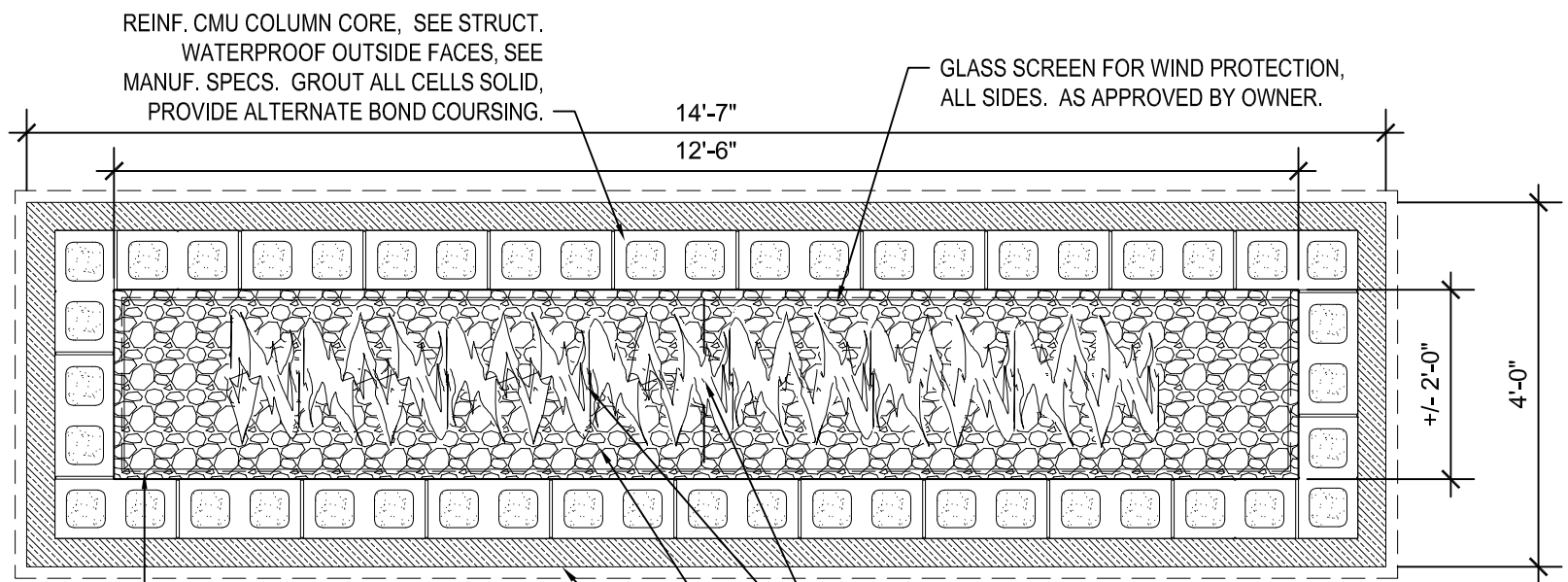
1" = 1'-0"



ELEVATION



SECTION



PLAN

7 PICKLEBALL STRIPING DETAIL

NTS

NOVAPLAY

20

NOVAPLAY is a high performance, heavy duty, color coating system for pavements that are subjected to more wear than tennis courts. The appearance of Novaplay is very similar to that of a tennis court surface, however, it is formulated with a tougher acrylic emulsion so as to be able to stand up to abuse from street shoes, roller skates, skateboards, vehicular traffic and objects such as furniture legs, etc.

This textured, non-skid, heavy duty surface coating is ideally suited for use on basketball courts, playgrounds, walkways, wheelchair and handicap ramps, and all other pavements where there is a need for an attractive color surface that can stand up to a lot of abuse.

Novaplay is available in all the standard Novacrylic colors. We recommend two coats of undiluted Novaplay for maximum performance and best appearance.

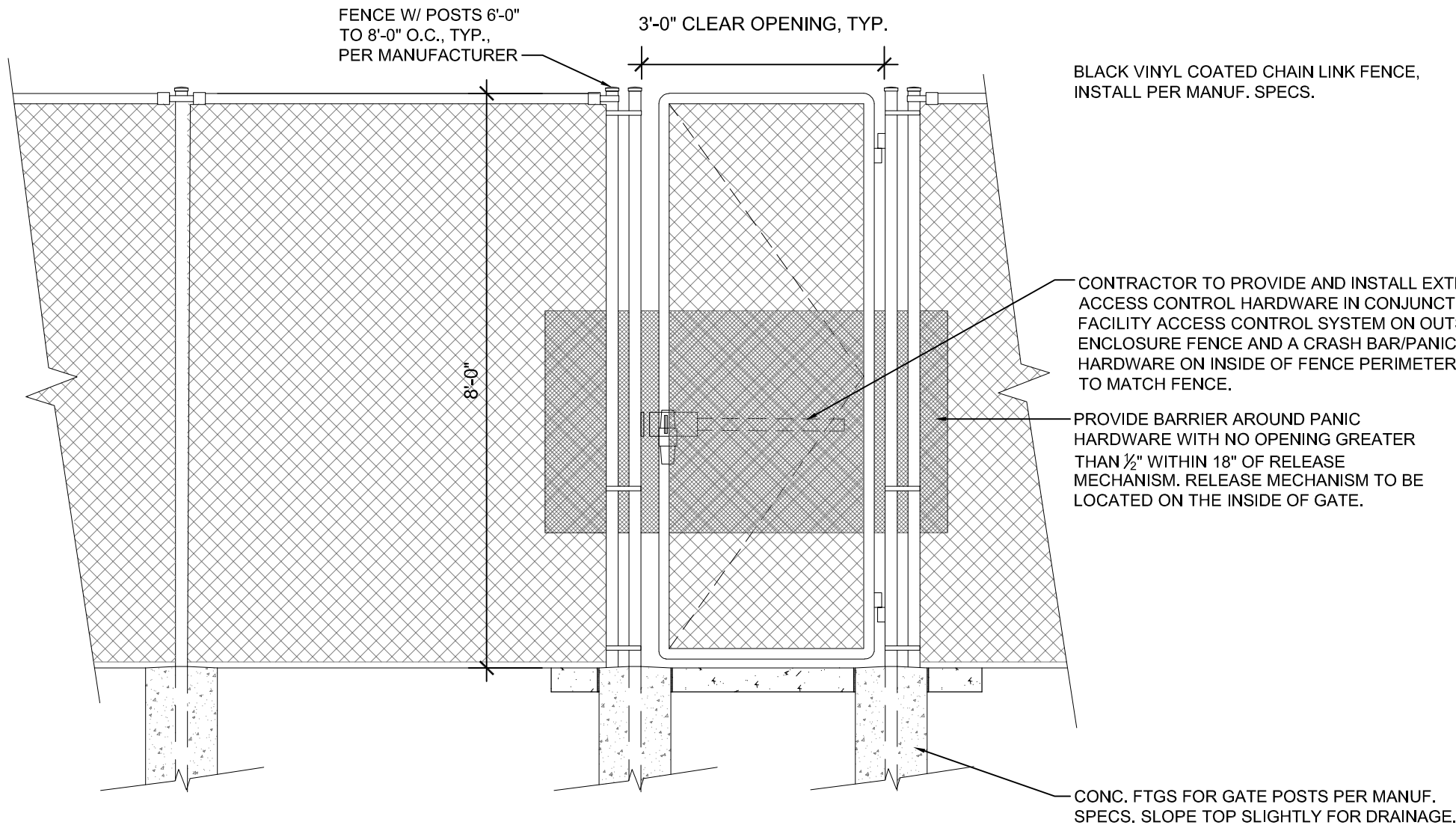
DILUTION	Use NOVAPLAY undiluted
SPREADING RATE	0.054 - 0.069 gallons per sq. yd., per coat 130 - 140 sq. ft. per gallon per coat
COLOR	Black, Blue, Brown, Burgundy, Classic Green, Grass Green, Grey, Nova Green, Red, Sand Dune, Stadium Blue, Terra Cotta
PACKAGED QUANTITY	5 gallon pail or 30 gallon drum
WEIGHT	14 lbs per gallon

Minimum Application Temperature is 50°F and rising.
Application is with a neoprene rubber squeegee as described on page 7.
NOVAPLAY is not hazardous and is free of lead, mercury, asbestos and formaldehyde.

COLOR TO BE SELECTED BY OWNER

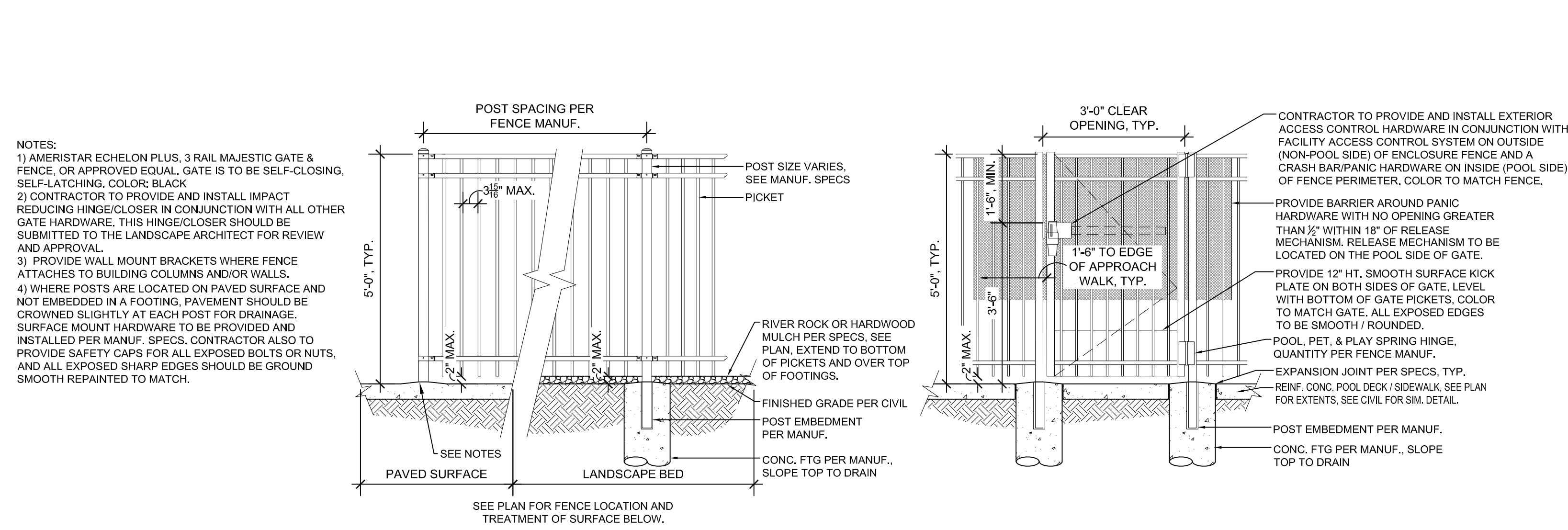
4 PICKLEBALL COURT W/ FENCE

1/2" = 1'-0"



2 FIRE PIT

1/2" = 1'-0"



6 PICKLEBALL COURT PAVING DETAIL

NTS

3 PICKLEBALL FENCE & GATE

1/2" = 1'-0"

1 POOL ENCLOSURE FENCE & GATE

1/2" = 1'-0"

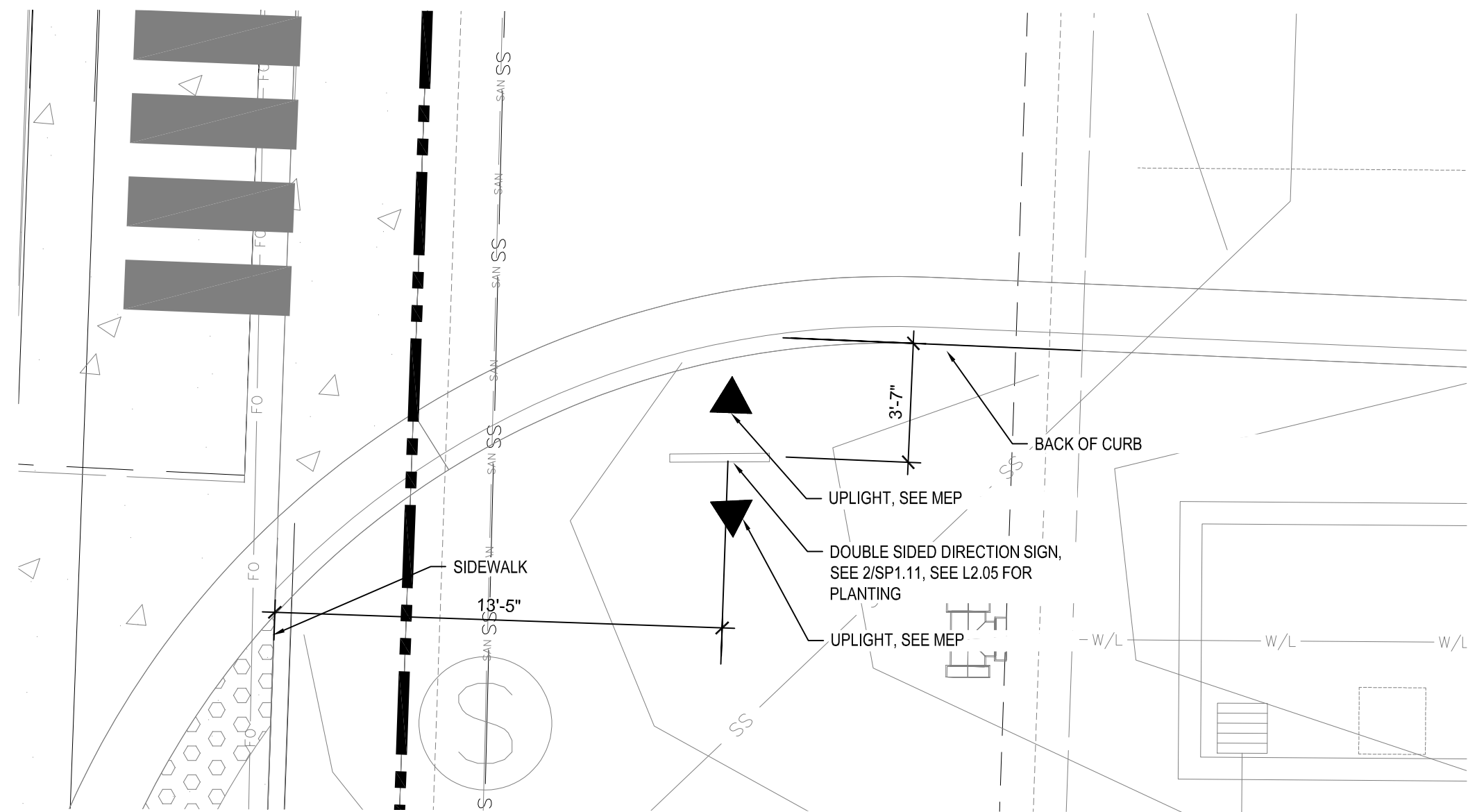
REVISIONS

30x42 SHEET (Arch E)

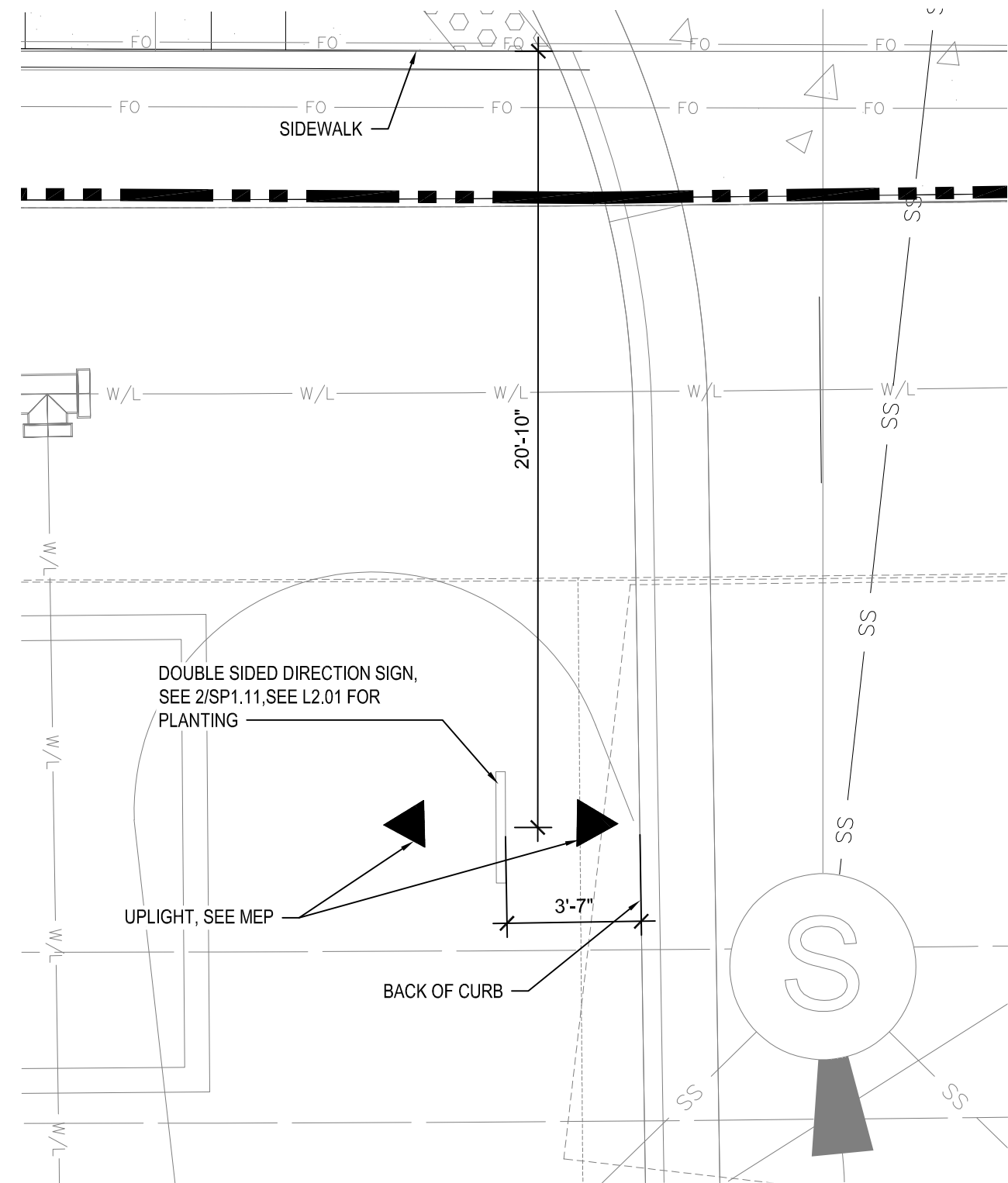
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SITE NOTES

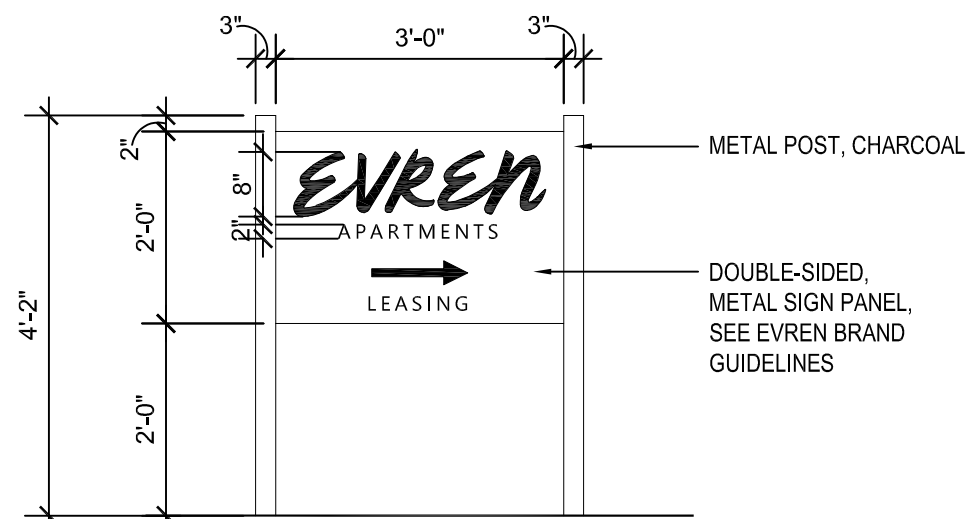
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4. VERIFY ALL NOTED ELEVATIONS AGAINST CIVIL ENGINEER GRADING PLAN.
5. REPORT ANY DISCREPANCIES OR MISSING INFORMATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. ALL WOOD MEMBERS TO BE S4S CEDAR, STAINED PER SPECS., COLOR AS SELECTED BY OWNER



④ DIRECTION SIGNAGE PLAN- NW COMMERCE
1/4" = 1'-0"

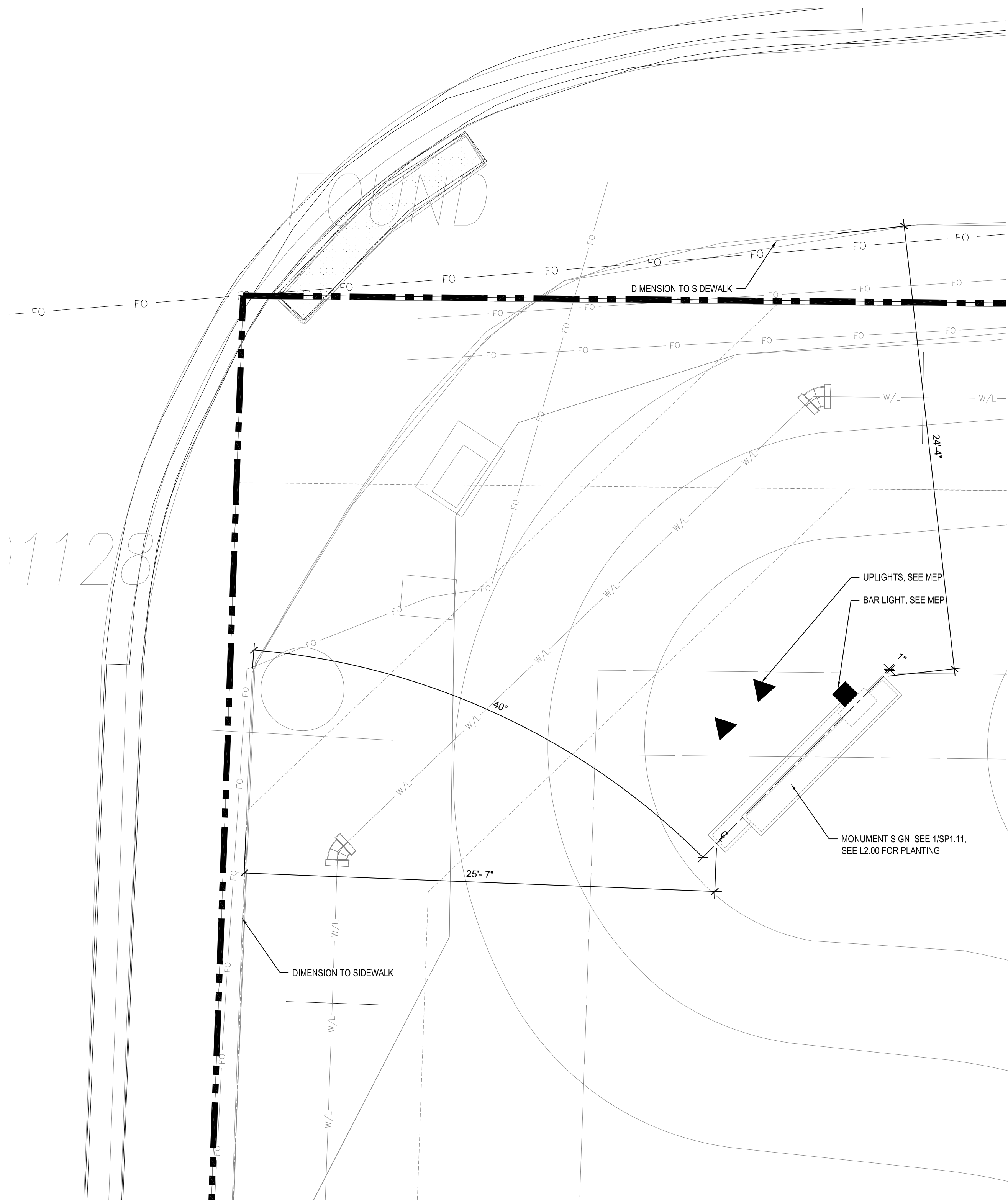


③ DIRECTION SIGNAGE PLAN- NE TUDOR
1/4" = 1'-0"

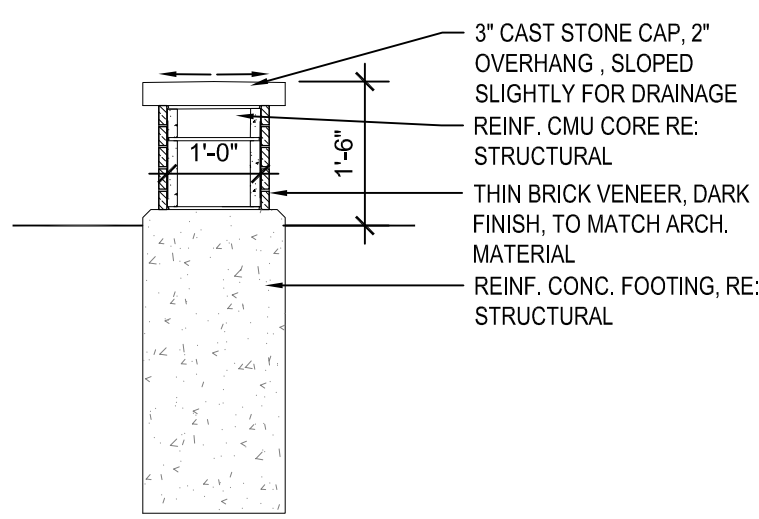


FRONT ELEVATION

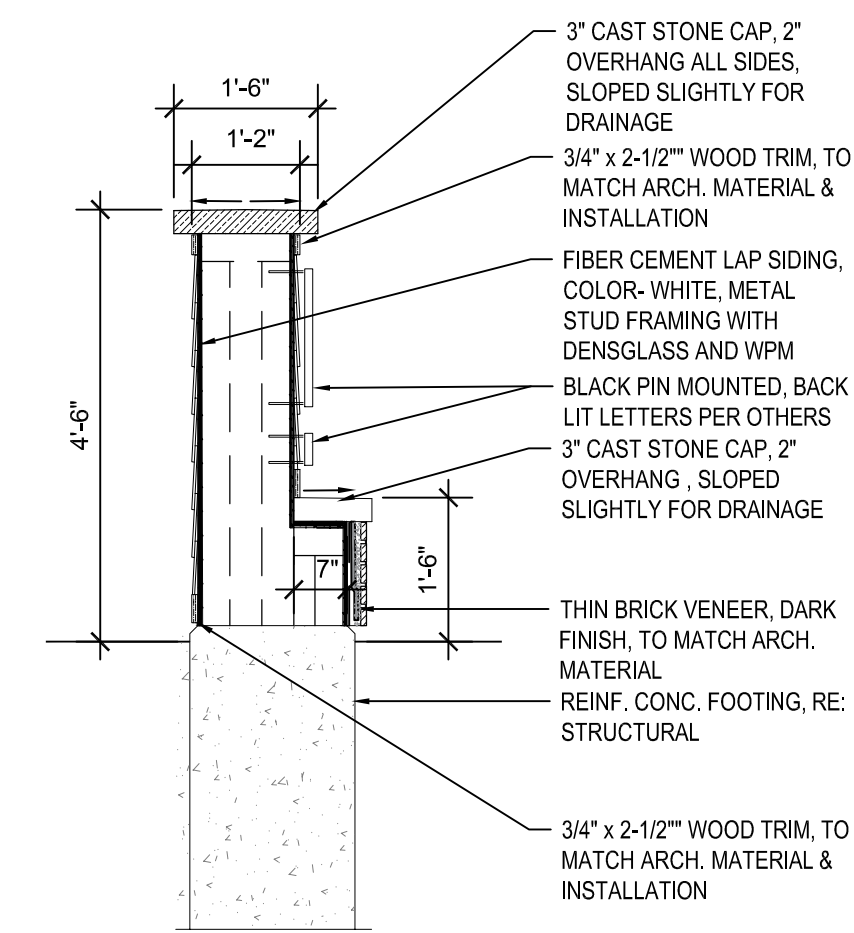
② DIRECTION SIGNAGE
1/2" = 1'-0"



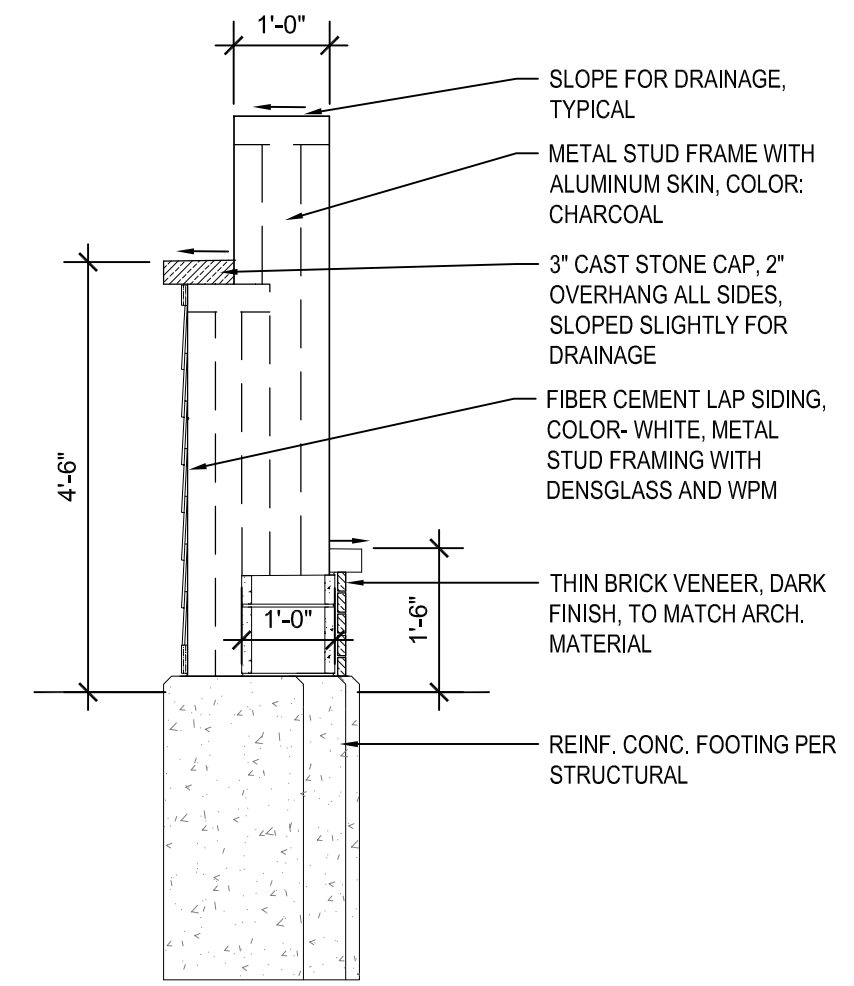
⑤ MONUMENT SIGN PLAN- NW CORNER
1/4" = 1'-0"



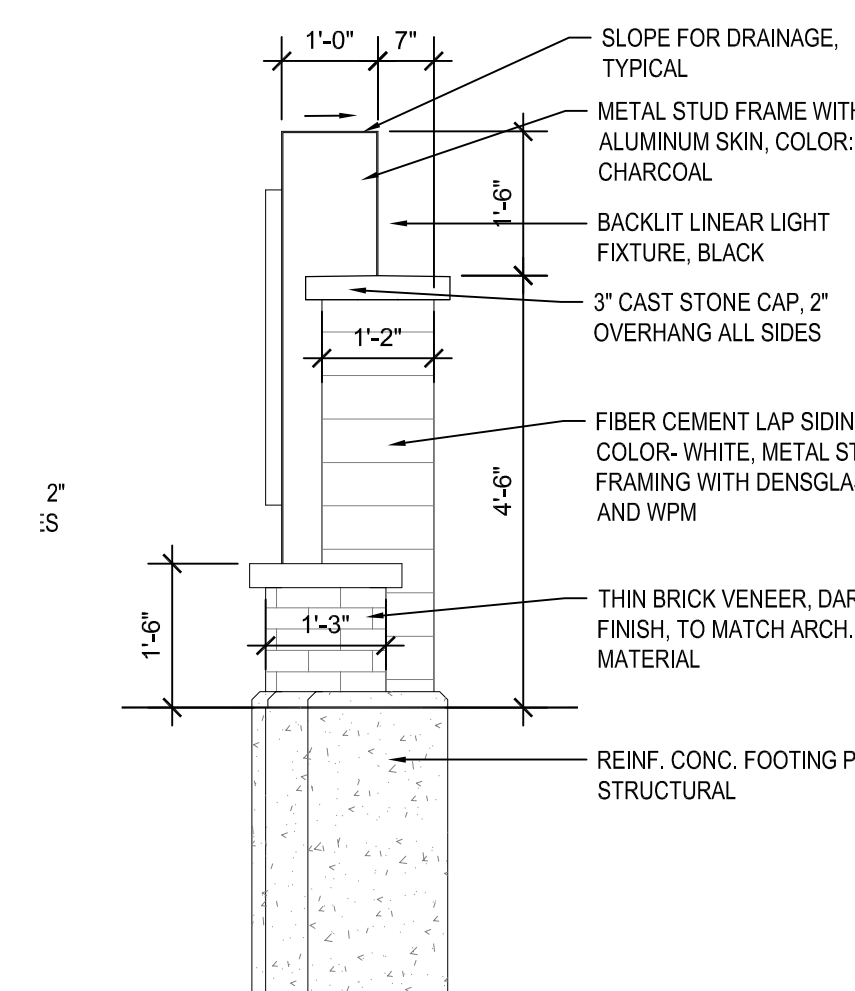
SECTION C



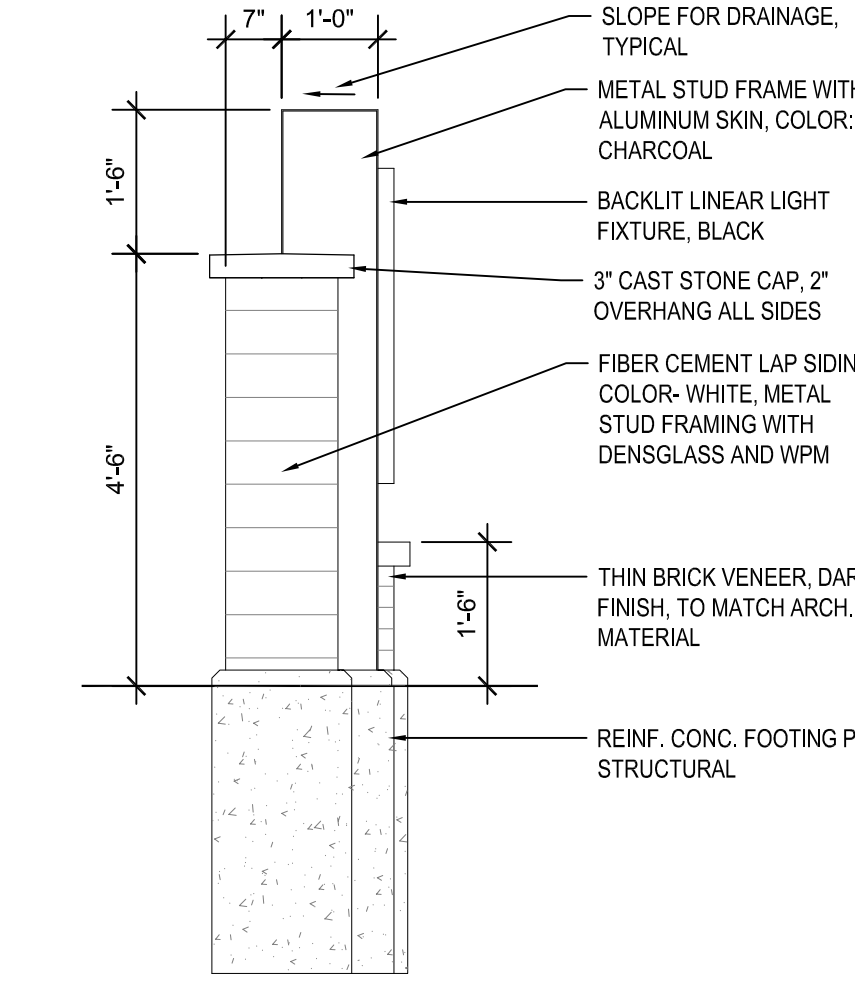
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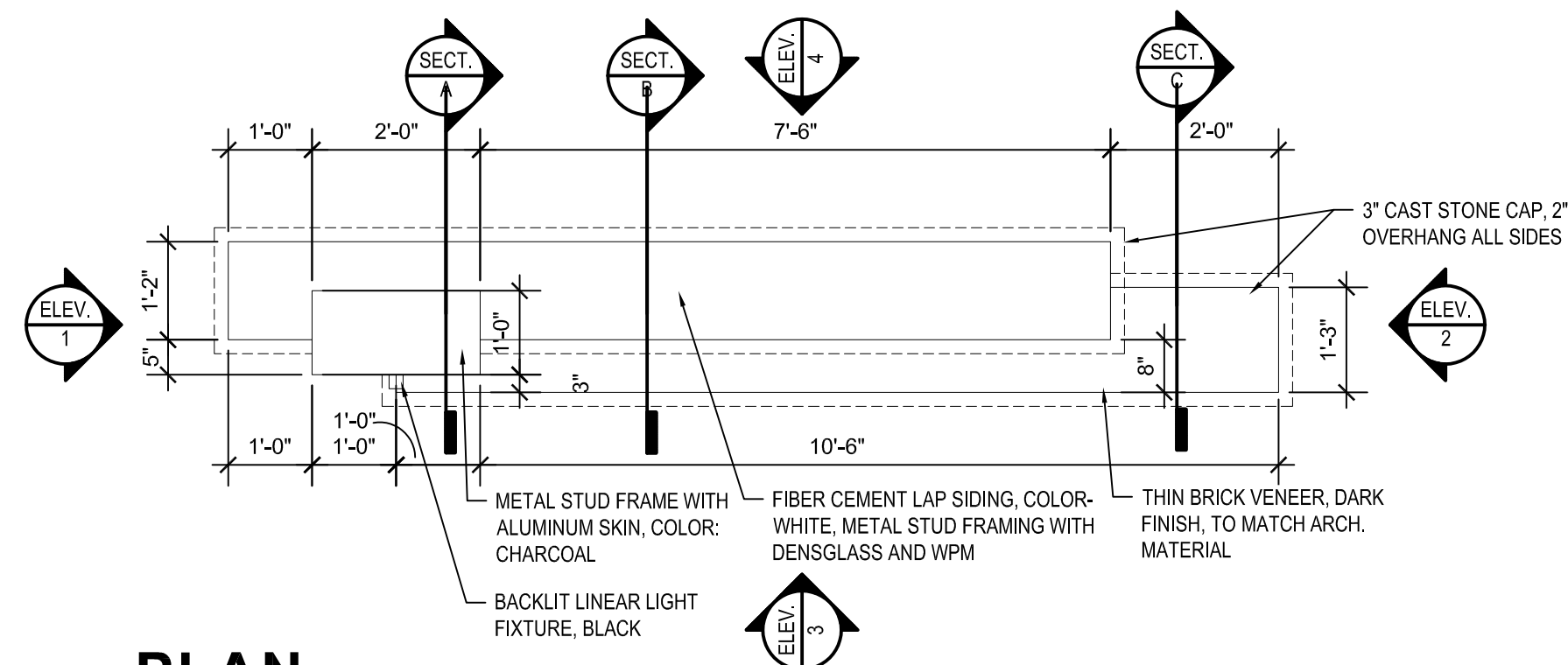
SECTION A



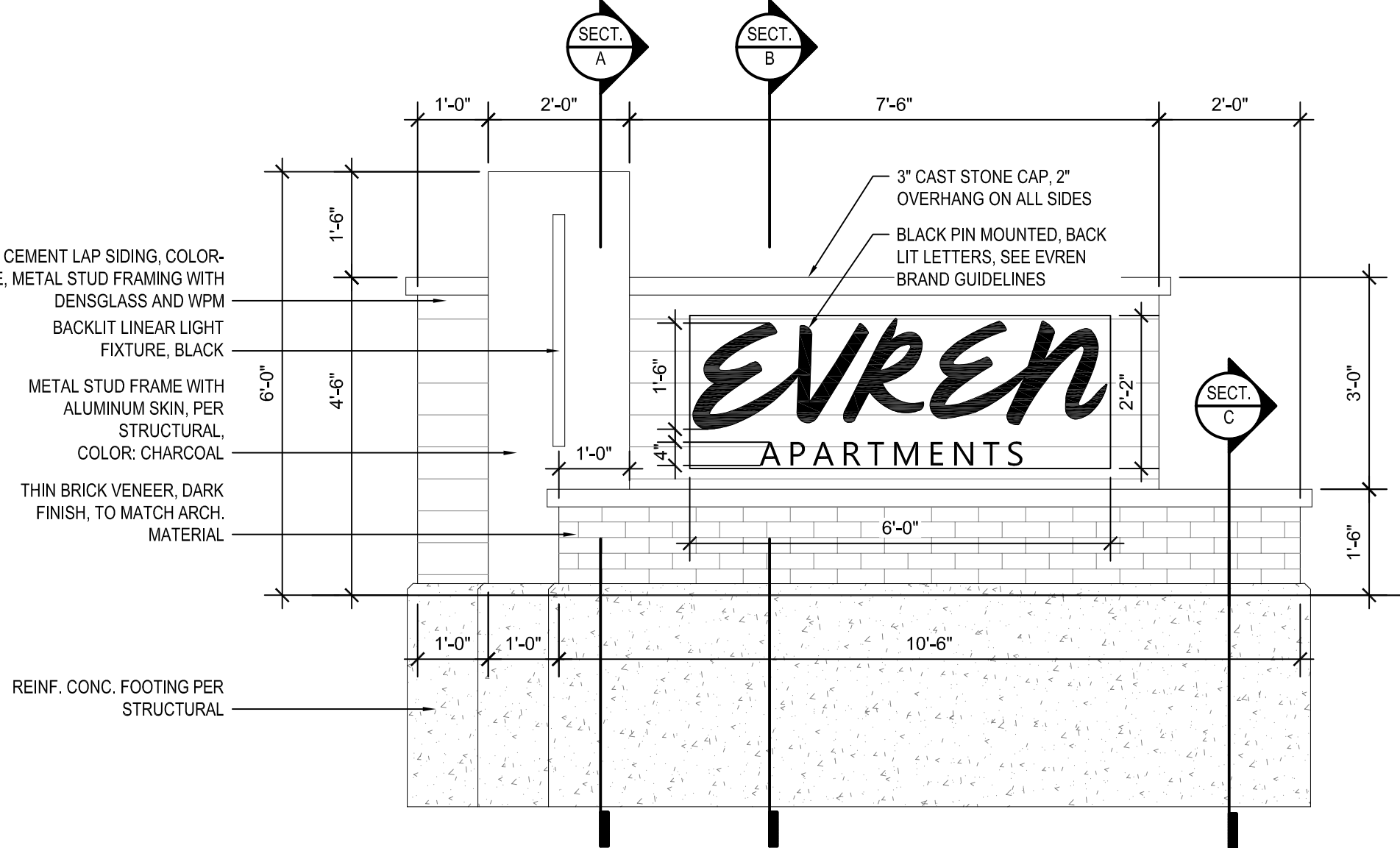
SIDE- ELEVATION 2



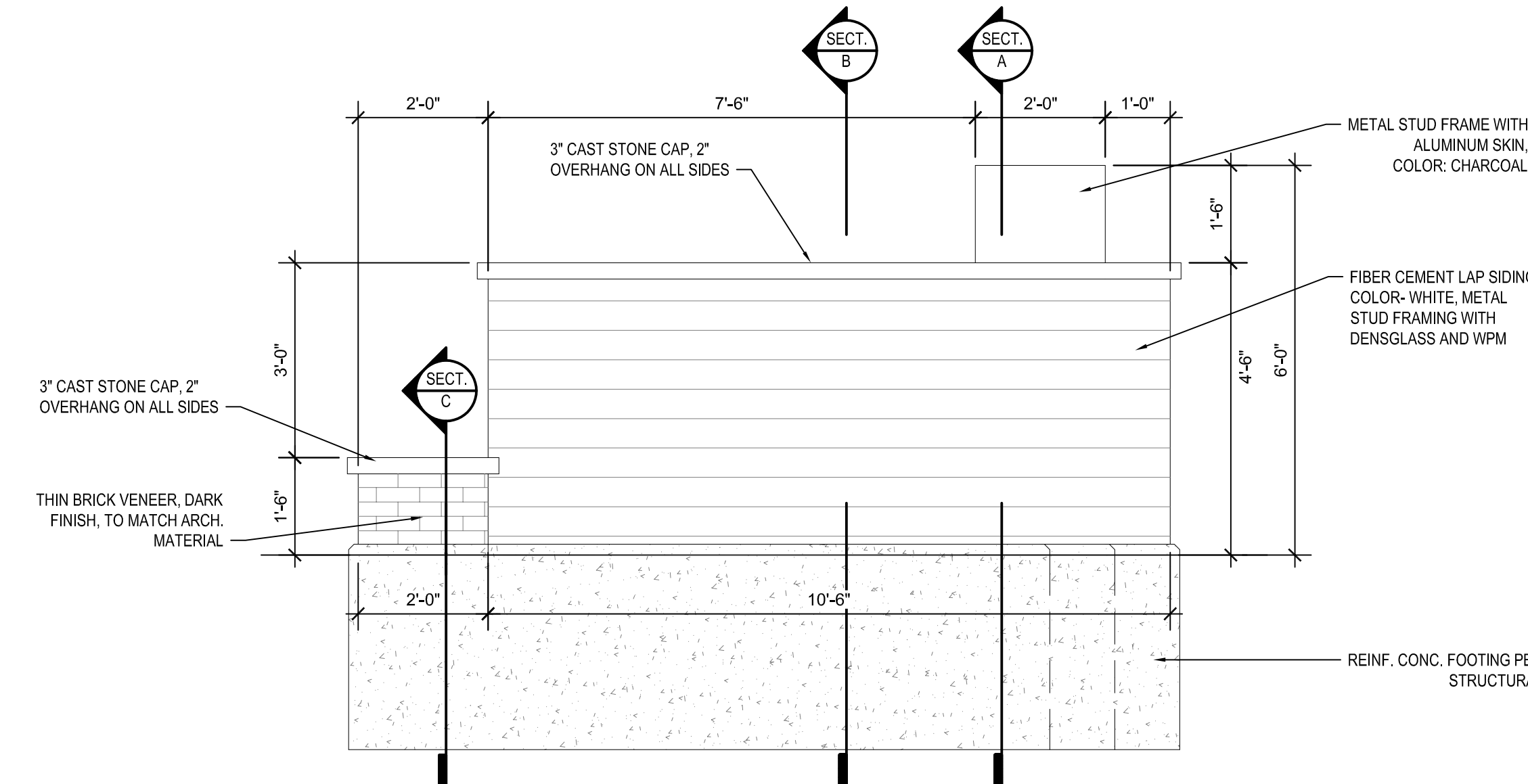
SIDE- ELEVATION 1



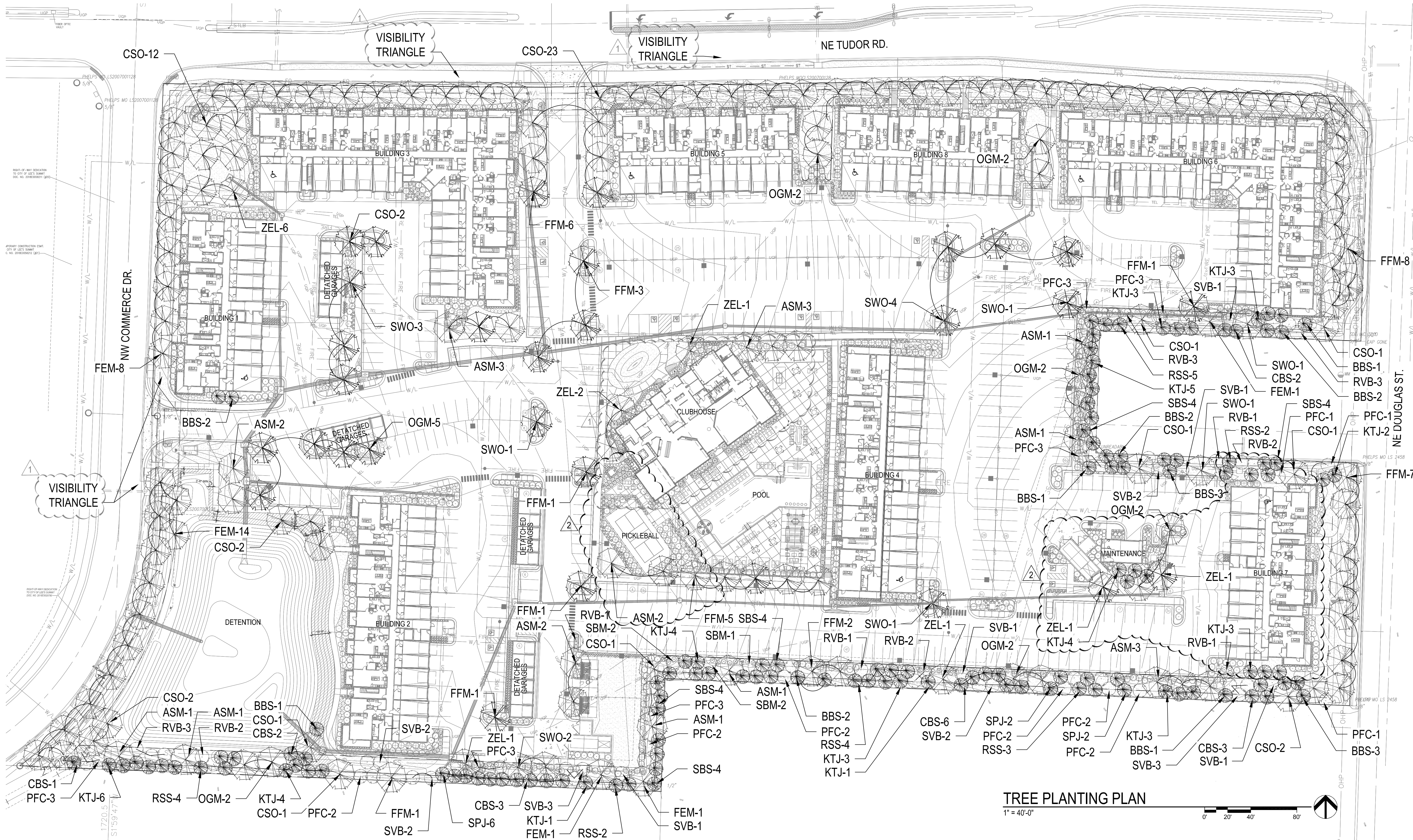
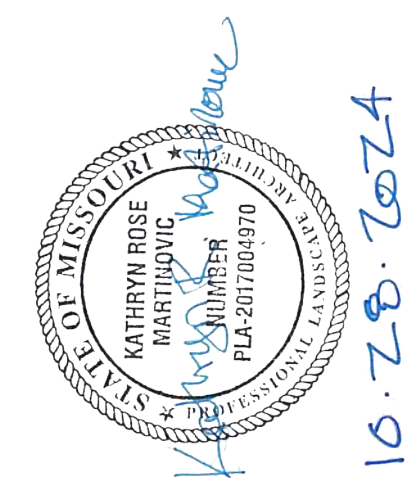
PLAN



FRONT- ELEVATION 3



BACK- ELEVATION 4



LANDSCAPE REQUIREMENTS (LEE'S SUMMIT):

STREET FRONTAGE TREES (SECTION 8.790.A.1): 1 TREE PER 30 L.F.

REQUIRED:	PROVIDED:
NE DOUGLAS AVE. = 425 LF /30 =	14 14
TUDOR ROAD = 1,047 LF /30 =	35 35
COMMERCE = 630 LF /30 =	21 21

MINIMUM 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE

STREET FRONTAGE SHRUBS (SECTION 8.790.A.3)

ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE.

REQUIRED:	PROVIDED:
NE DOUGLAS AVE. = 425 LF /20 =	21 21 +
TUDOR ROAD = 1,047 LF /20 =	52 52 +
COMMERCE = 630 LF /20 =	32 32 +

OPEN YARD SHRUB REQUIREMENT (SECTION 8.790.B.1)

THE MINIMUM OF 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA MINUS BUILDING FOOTPRINT

REQUIRED:	PROVIDED:
LOT AREA (570,200 SITE SF- 134,070 BUILDINGS/ STRUCTURES SF= 436,130 SF /5,000SF) X 2	174 174 +

GROUND COVER (SECTION 8.790.B.2)

OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED IN SOD.

OPEN YARD TREE REQUIREMENT (SECTION 8.790.B.3)

THE MINIMUM OF 1 TREE PER 5,000 SF OF TOTAL LANDSCAPED OPEN SPACE

REQUIRED:	PROVIDED:
LOT AREA (570,200 SITE SF- 134,070 BUILDINGS/ STRUCTURES SF- 11,383 SF PARKING ISLANDS 138,789 SF PARKING (270 SF X 514)= 285,987 SF /5,000SF) X 1	57 57 +

TRASH ENCLOSURES (SECTION 8.790.C.)

A DETAILED DRAWING OF THE ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH THE TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLANS. SEE A8.30 AND L2.12 & L2.14

PARKING LOT LANDSCAPE ISLANDS (SECTION 8.810.A.)

LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS.

REQUIRED:	PROVIDED:
PARKING LOT AREA 227,669 SF X 5%	11,383 SF 11,383 + SF

LANDSCAPE ISLAND PLACEMENT (SECTION 8.810.B)

A LANDSCAPING ISLAND SHALL BE LOCATED AT THE END OF EVERY PARKING BAY BETWEEN THE LAST PARKING SPACE AND AN ADJACENT TRAVEL AISLE OR DRIVEWAY. THE ISLAND SHALL BE NO LESS THAN 9 FEET WIDE FOR AT LEAST ONE-HALF THE LENGTH OF THE ADJACENT PARKING SPACE. THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS AND GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

ISLAND WIDTH (SECTION 8.810.C.)

TREE PLANTING SHALL BE NO LESS THAN 10 FEET IN WIDTH. NO TREE SHALL BE LOCATED LESS THAN 4 FEET FROM THE BACK OF CURB. ALL PARKING LOT LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE CURBED WITH MINIMUM 6 INCH HIGH CURBS.

BUFFER/SCREEN REQUIREMENTS (SECTION 8.870)

BUFFER/SCREEN BETWEEN DEVELOPMENTS OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 8.890 TYPICAL BUFFERS.

ZONING RP-4 ADJACENT TO ZONING PO- MEDIUM BUFFER, SCREEN TYPE B

REQUIRED:	PROVIDED:
SHADE TREES 1/1000 SF X 35,186 SF	35 35
ORNAMENTAL TREES 1/500 SF X 35,186 SF	71 71
EVERGREEN TREES 1/300 SF X 35,186 SF	117 117
SHRUBS 1/200 SF X 35,186 SF (SEE L2.00-L2.15)	176 176

- GENERAL NOTES:
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
 - REFER TO L2.00 SERIES SHEETS FOR TREE PLANTINGS.
 - REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
 - REFER TO L4.00 SERIES SHEETS FOR BMP/CONSERVATION EASEMENT NATIVE PLANTINGS & LIMITS OF IRRIGATION.
 - IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
 - STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
 - ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

PLANT LIST:

Code	Common Name	Botanical Name	Size	Note
Overstory Trees				
ASM	Armstrong Maple	Acer freemani 'Armstrong'	2.5" Cal.	B&B
CSO	Crimson Spire Oak	Quercus robur x alba 'Crimschmidt'	2.5" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2.5" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B
Evergreen Trees				
BBS	Bacheri Blue Spruce	Picea pungens 'Bacheri'	8' Ht. Min.	B&B
CBS	Colorado Blue Spruce	Picea pungens	8' Ht. Min.	B&B
KTJ	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	8' Ht. Min.	B&B
RSS	Riverside Spruce	Picea omorika 'Riverside'	8' Ht. Min.	B&B
SBS	Serbian Spruce	Picea omorika	8' Ht. Min.	B&B
SPJ	Spartan Juniper	Juniperus chinensis 'Spartan'	8' Ht. Min.	B&B
Ornamental Trees				
PFC	Prairiefire Crabapple	Malus x 'Prairifire'	1.5" Cal.	B&B
RVB	Riverbirch	Betula nigra	1.5" Cal.	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana	1.5" Cal.	B&B
SVB	Serviceberry (Multi-Stem)	Amelanchier grandiflora 'Autumn Brilliance'	1.5" Cal.	B&B

NATIVE SEED PLANT LIST:

Maintenance Strip	Common Name	Botanical Name	% of Bulk
	Buffalo Grass	Buchloe dactyloides	
	Prairie Panorama Native Seed Mix by CritSite		
	Common Name	Botanical Name	% of Bulk
	Little Bluestem	Schizachyrium scoparium	24
	Canada Wild Rye	Elymus canadensis	17
	Sidecoats Grama	Bouteloua curtipendula	24
	Indiangrass	Sorghastrum nutans	17
	Black-Eyed Susan	Rudbeckia hirta	6
	Purple Coneflower	Echinacea purpurea	6
	Lance Leaf Coreopsis	Coreopsis lanceolata	6
	Agropyron x Triticum	Regreen sterile wheat cover cop 30 bulk lbs / acre Mycorrhizal inoculant: GroLife will be applied at 40 lbs / acre	

NATIVE AREA NOTES:

- AN APPROVED EQUAL MAY BE SUBMITTED BY CONTRACTOR FOR APPROVAL.
- CONTRACTOR TO CONTACT CITY OF LEE'S SUMMIT STORMWATER SPECIALIST TO COORDINATE STORMWATER BMP INSTALLATIONS.

NATIVE AREA ESTABLISHMENT AND MAINTENANCE INSTRUCTIONS:

NATIVE PLANTINGS AND WATER QUALITY COLLECTION AREAS REQUIRE MONITORING AND MAINTENANCE TO INSURE THEY REMAIN EFFECTIVE AND HAVE A NICE APPEARANCE. UTILIZE THE MARC BMP MANUAL TO "SERVE AS AN ONGOING GUIDE TO KEEP NATIVE AREAS EFFECTIVE IN SERVING THEIR WATER QUALITY FUNCTION AND MAINTAINING AN ACCEPTABLE APPEARANCE."

ESTABLISHMENT (1-3 YEARS)

PLANT MATERIAL
1. NATIVE SEED MIX IS TO BE SPREAD AT A MINIMUM RATE OF 22 LBS / ACRE FOR BROADCAST APPLICATIONS OR 15 LBS / ACRE FOR NATIVE SEED DRILL APPLICATIONS. HIGHER SEEDING RATES WILL HELP CONTROL WEED INTRUSION.
2. BUFFALO GRASS AREA FOR MAINTENANCE STRIP IS TO BE SEED AT A RATE OF 2-3 LBS / 1000 SF.
3. WINTERSTRAW™ EROSION CONTROL BLANKET BY CRITSITE (OR APPROVED EQUAL) TO BE USED FOR EROSION CONTROL IN NATIVE SEED AREA. ANY STRAW, HAY, OR CURLEX BLANKET USED MUST BE CLEAN AND SEED-FREE. IF HAY OR STRAW IS USED, IT MUST BE CRIMPED IN.
4. ALL LEIGUMES WILL BE INOCULATED WITH RHIZOBIA AT THE PROPER TIME BEFORE PLANTING.
5. SEEDING CAN BE DONE BETWEEN THE MONTHS OF NOVEMBER AND JULY. DO NOT SEED AFTER JULY 15TH.
6. SEED CAN BE APPLIED WITH A DRILL, NO-TILL PLANTER, BROADCAST SPREADER, HAND BROADCASTING, OR HYDRO SEEDER.
7. SCARIFY SOIL TO A DEPTH OF 2" BEFORE SEEDING.

SEEDING RATES

1. NATIVE SEED MIX IS TO BE SPREAD AT A MINIMUM RATE OF 22 LBS / ACRE FOR BROADCAST APPLICATIONS OR 15 LBS / ACRE FOR NATIVE SEED DRILL APPLICATIONS. HIGHER SEEDING RATES WILL HELP CONTROL WEED INTRUSION.
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7. SCARIFY SOIL TO A DEPTH OF 2" BEFORE SEEDING.

WATERING

1. WATER 2-3 TIMES PER WEEK FOR 4-6 WEEKS, USING A TOTAL OF 1" OF WATER PER WEEK, AS NEEDED UNTIL PLANT MATERIAL IS FULLY ESTABLISHED. THEN WATER AS A SUPPLEMENTAL SOURCE ONCE A WEEK THEREAFTER
2. DURING THE SECOND AND THIRD YEARS, WATER PLANTINGS AS NECESSARY DURING DRY PERIODS.

FERTILIZING

1. FERTILIZER SHOULD NOT BE APPLIED EITHER IN OR AROUND THE BMP'S ESPECIALLY WHERE DRAINAGE WILL RUN OVER FERTILIZED AREAS INTO THE BASIN.
2. WATER QUALITY AREAS DO NOT NEED FERTILIZER WHICH WOULD ONLY PROMOTE GROWTH OF WEEDS AND, POTENTIALLY, TALL SPINDLY PLANTS WHICH WILL BE STRUCTURALLY WEAKENED.

ACCEPTABLE COVERAGE OF PLANTED AREA

1. FINAL ACCEPTANCE OF THE WORK WILL BE DETERMINED BY A SITE VISIT BY THE LANDSCAPE ARCHITECT OF THE NATIVE PLANTING AREAS AT THE END OF THE ONE YEAR PERIOD FROM INITIAL ACCEPTANCE WHEN PLANTS HAVE STARTED ACTIVELY GROWING IN THEIR SECOND SEASON OF GROWTH.
2. IF THE SITE VISIT INSPECTION DOES NOT MEET THE MINIMUM ACCEPTABLE STANDARD AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT, THE AREA SHALL BE REPLANTED AS NECESSARY TO OBTAIN THE DESIRED RESULTS.

LAWN- SOLID SOD

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
09.18.24 PERMIT SET
10.20.24 CITY COMMENTS

REVISIONS
09.13.24 FOP COMMENTS 1
10.20.24 FOP COMMENTS 2

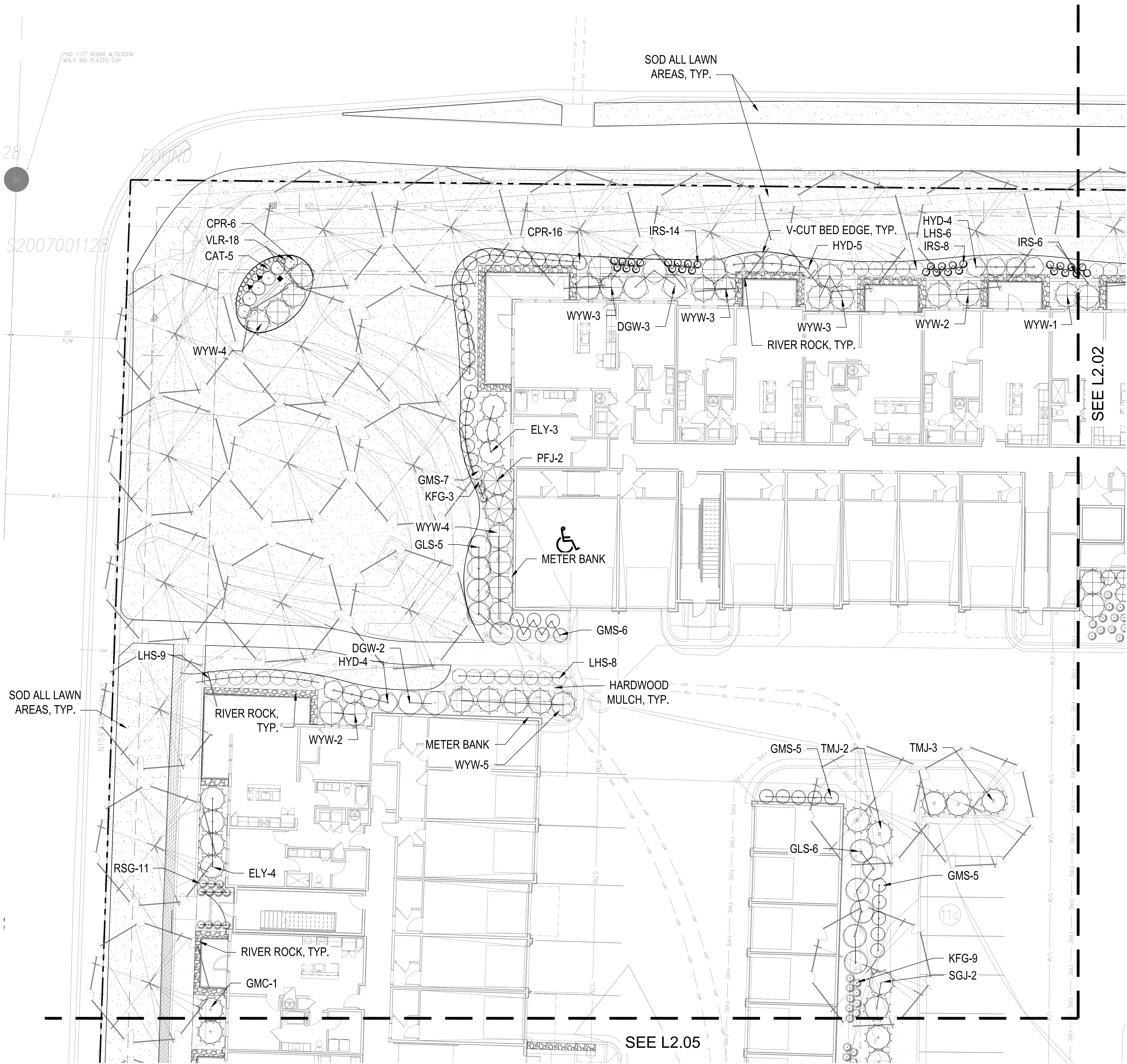
JOB NO. 720522
DRAWN BY SLW / KRM
PERMIT SET

SHEET NAME
TREE PLANTING PLAN

SHEET NO.

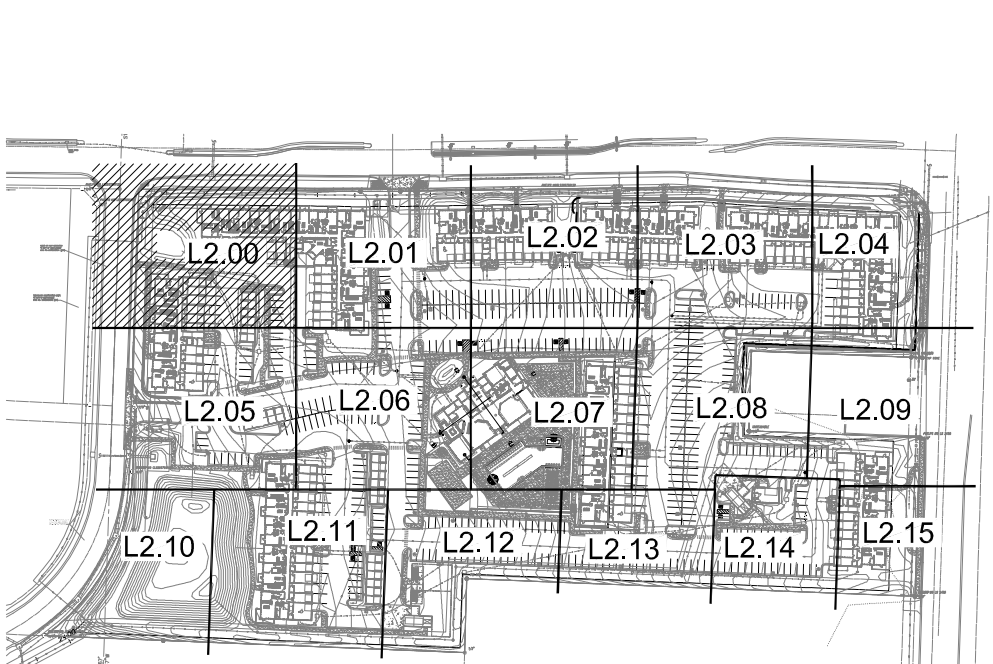
L1.00

JOB NO. 720522
DATE 09.18.2024



SHRUB PLANTING PLAN

1" = 10'-0"



KEY PLAN

NTS

PLANT LIST

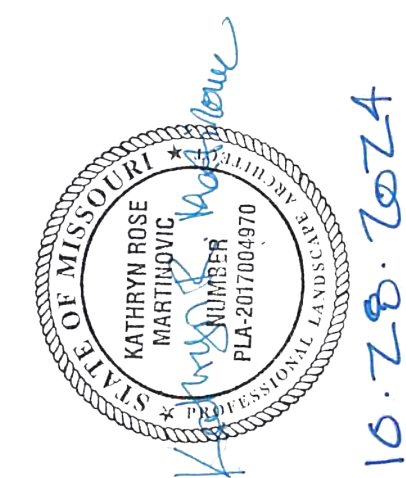
Code	Common Name	Botanical Name	Size
ELS	Evergreen Shrubs		
CGH	China Boy Holly	Ilex x meserveae 'Meadob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Meadog'	5 Gal
DTY	Davidson Yew	Taxus x media 'Davidson'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glauca globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TMJ	Tam Juniper	Juniperus sabina 'Amariscolosa'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYV	Ward's Yew	Taxus x media 'Ward'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigg Dogwood	Cornus alba 'Ivory Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Nellie'	2 Gal
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa knockout	2 Gal
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Newwoodone'	2 Gal
VWS	Vine Wreath	Viburnum acerifolium	2 Gal
Perennials			
CAT	Catmint	Nepeta x faassena 'Walter's Low'	1 Gal
DAY	Royal Flush Daylily	Hemerocallis 'Royal Flush'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sun & Substance Hosta	Hosta 'Sun & Substance'	1 Gal
IRS	Blue Flag Iris	Iris virginica x alba	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northwest Switch Grass	Panicum virgatum 'Northwind'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLR	Variegated Linopoe	Linopoe muscari variegata	1 Gal

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.2, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDING AREAS WITH SLOPES NOT EXCEEDING 6:1 (15:1) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.





NTS

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
DGH	China Holly	Ilex x meserveae 'Densiflor'	5 Gal.
CPH	China Holly Holly	Ilex x meserveae 'Hollyco'	5 Gal.
DFY	Densiflora Yew	Taxus x media 'Densiflora'	5 Gal.
ELY	Everleaf Yew	Taxus x media 'Everleaf'	5 Gal.
GBS	Golden Blue Spruce	Picea pungens 'Glauca Globosa'	5 Gal.
GBM	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pfitzeri 'Yellow Thread Branch'	5 Gal.
JPB	Japanese Blue Juniper	Juniperus chinensis 'Pfitzeri'	5 Gal.
PRC	Green Mountain Boxwood (Pranatal)	Buxus microphylla 'Green Mountain'	5 Gal.
SJS	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.
TJG	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTS	Red Spine Winterberry	Euonymia alata 'Red Spine'	5 Gal.
WYD	Ward Yew	Taxus x media 'Ward'	5 Gal.
Deciduous Shrubs			
CPR	Carpet Argemone	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Vanished Red Twigged Dogwood	Cornus alba 'Vory Holly'	2 Gal.
DRF	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyana'	2 Gal.
ESL	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal.
GSN	Go-Low Sumac	Rhus aromatica 'Go-Low'	2 Gal.
GRG	Goldmound Hydrangea	Hydrangea japonica 'Goldmound'	2 Gal.
HRN	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
LHD	Knockout Rose	Rosa 'Knockout'	2 Gal.
LHS	Life Henry Sweetshrub	Eleagnus 'Life Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MJC	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
ROS	Rose of Sharon	Hibiscus syriacus 'Noblescence'	2 Gal.
WV	Wine Wine Vinesage	Wegelia florida 'Bramwell'	2 Gal.
Perennials			
ATC	Autumn Catmint	Nepeta x bassenii 'Walker's Low'	1 Gal.
DSY	Rosy Returns Daylily	Leucanthemum 'Rosy Returns'	1 Gal.
DAY	Daylily	Heuchera 'Superb Beauty'	1 Gal.
ROS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
RSB	Blue Flag Iris	Iris virginica 'Shirley'	1 Gal.
MBG	Blue Sage	Salvia nemorosa 'May Night'	1 Gal.
SA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
GF	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
ML	Morning Light Maiden Grass	Scirpoides gracilis 'Morning Light'	1 Gal.
NWR	Northwest Switch Grass	Panicum virgatum 'Northwest'	1 Gal.
RCG	Red Switch Grass	Panicum virgatum 'Prize Fire'	1 Gal.
VLR	Vanished Liriope	Liriope micrantha 'Vanished'	1 Gal.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. TREES SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES SET OUT SHRUBS IN INTENDED LOCATIONS AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JCV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUIV. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 8" 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GUIDELINES AND PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2404.4 FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING – REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4 FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING – REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2404.4 FOR SEED SOWING PROCEDURES.
6. SODN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 61 (15%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. AT ALL TIMES, THE CONTRACTOR SHALL FOLLOW THE MOST STRINGENT GENERAL SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
 ● 09.16.24 PERMIT SET
 ● 10.28.24 CITY COMMENTS

REVISIONS

1 10.28.24 FDP COMMENTS 2

JOB NO. **720522** DATE **09.16.2024**
DRAWN BY **SLW / KRM**
PERMIT SET

SHEET NAME
**SHRUB PLANTING
PLAN**
SHEET NO.

L2.01

$$1'' = 10^{-6} \text{ m}$$

SEE L2.06

SOD ALL LAWN
AREAS, TYP.

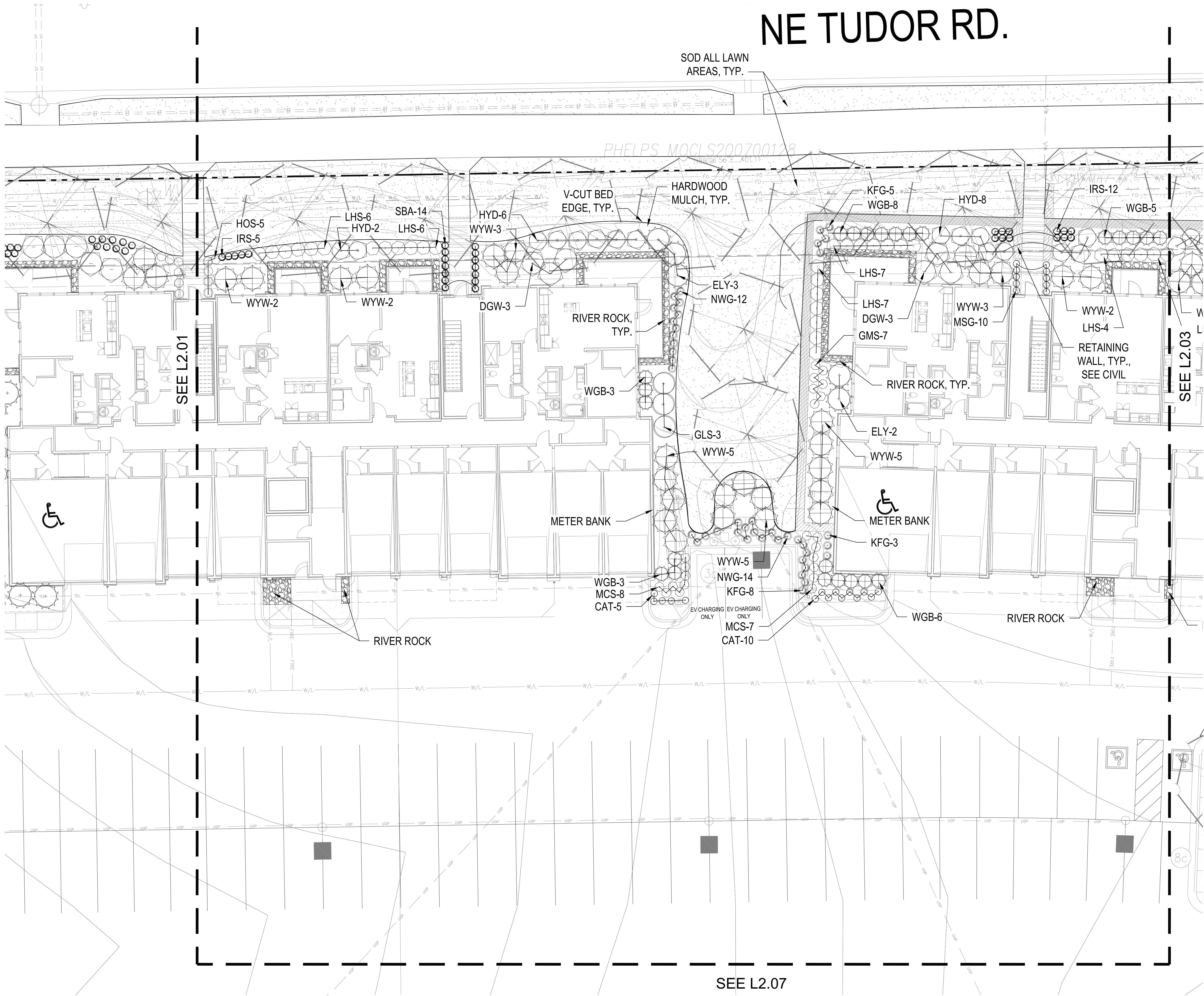
SOD ALL LAWN
AREAS, TYP.

SEE L2.00

SEE L2.02

SEE L2.06

NE TUDOR RD.



KEY PLAN

NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
CGH	China Boy Holly	Ilex x meserveae 'Meador'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Meador'	5 Gal
DPY	Dwarf Yew	Taxus x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Princess of Wales Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TML	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Horty Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal
EBH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa knockout	2 Gal
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal
LPS	Little Prince Spirea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
RDS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WVC	Wine Vine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Carmant	Nepeta x faasseni 'Walker's Low'	1 Gal
DAY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
RS	Blue Flag Iris	Iris virginica x alba 'Iris'	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NMG	Northwind Switch Grass	Panicum argatum 'Northwind'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
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 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

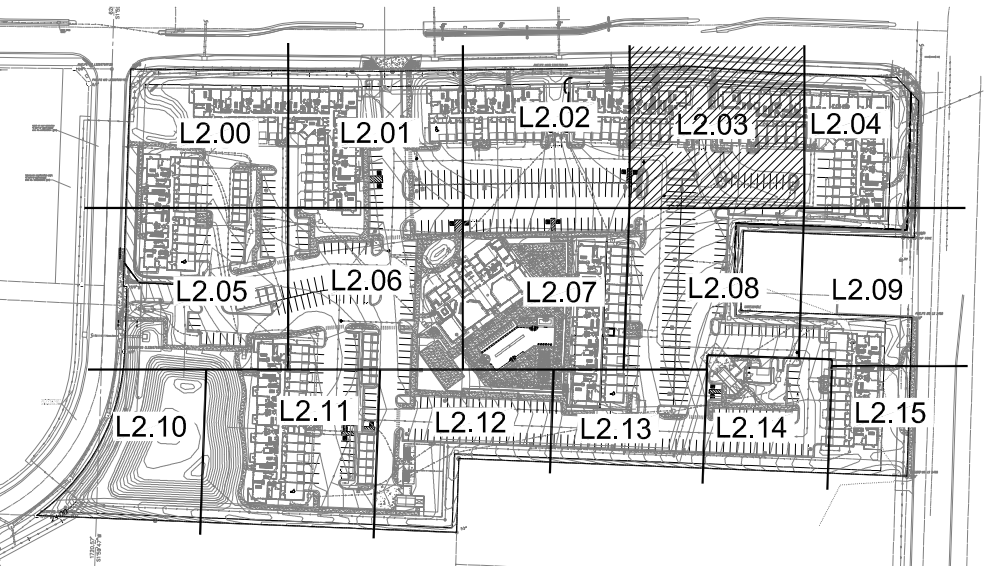
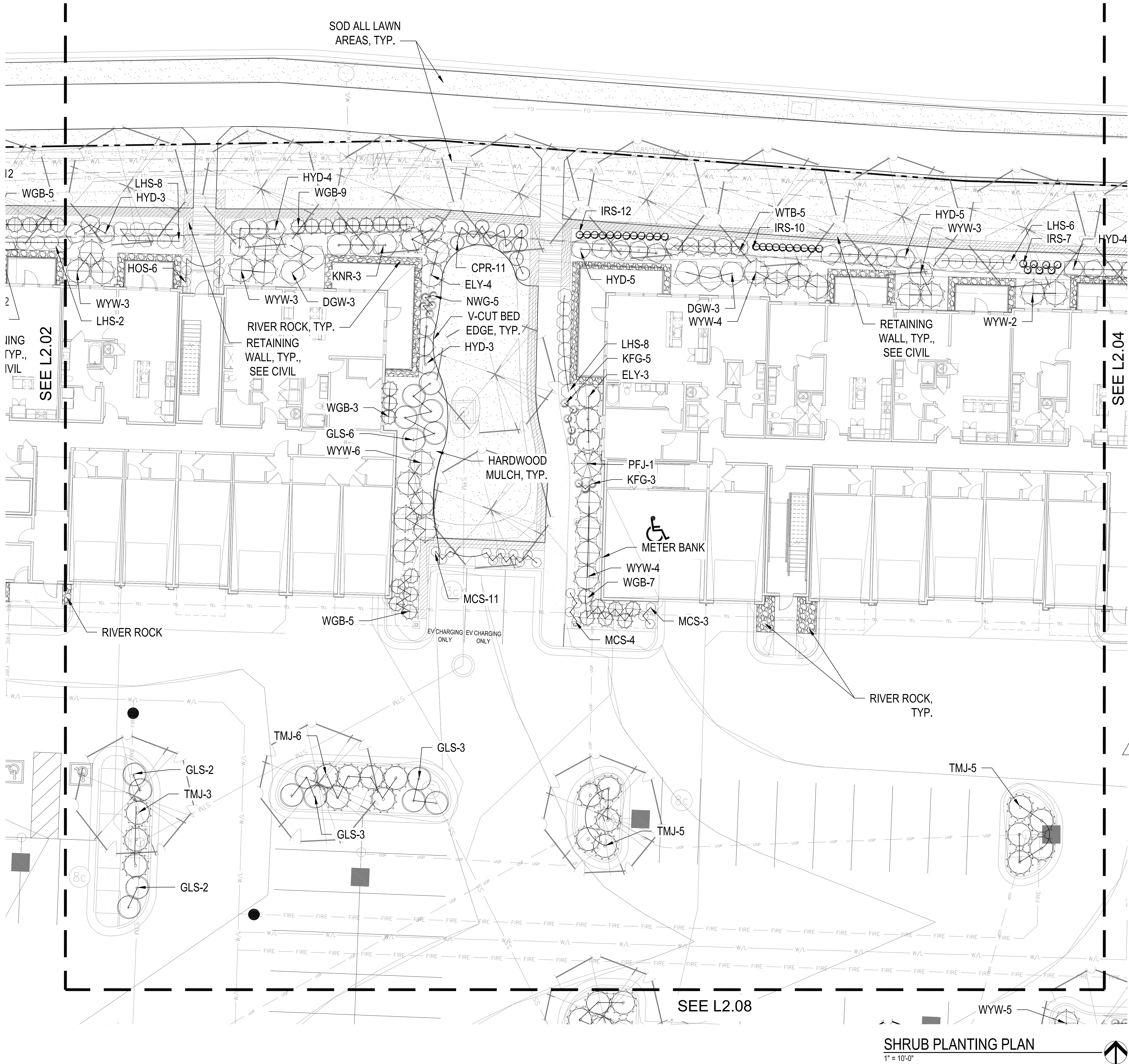
SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (65%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

SHRUB PLANTING PLAN

1" = 10'-0"





KEY PLAN

NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
CGH	China Boy Holly	Ilex x meserveae 'Meadob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Meadob'	5 Gal
OPF	Opuntia Fendleri	Opuntia x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGG	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
FRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Horty Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal
EDH	Endless Summer Hydrangea	Hydrangea macrophylla 'Endless Summer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa 'Knockout'	2 Gal
LHS	Little Henry Sweetgum	Hebe virginica 'Little Henry'	2 Gal
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
RDS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WVG	Fire Wine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal
DAT	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
RS	Blue Flag Iris	Iris virginica x alba 'Blue Flag'	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NMG	Northwind Switch Grass	Panicum argatum 'Northwind'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal

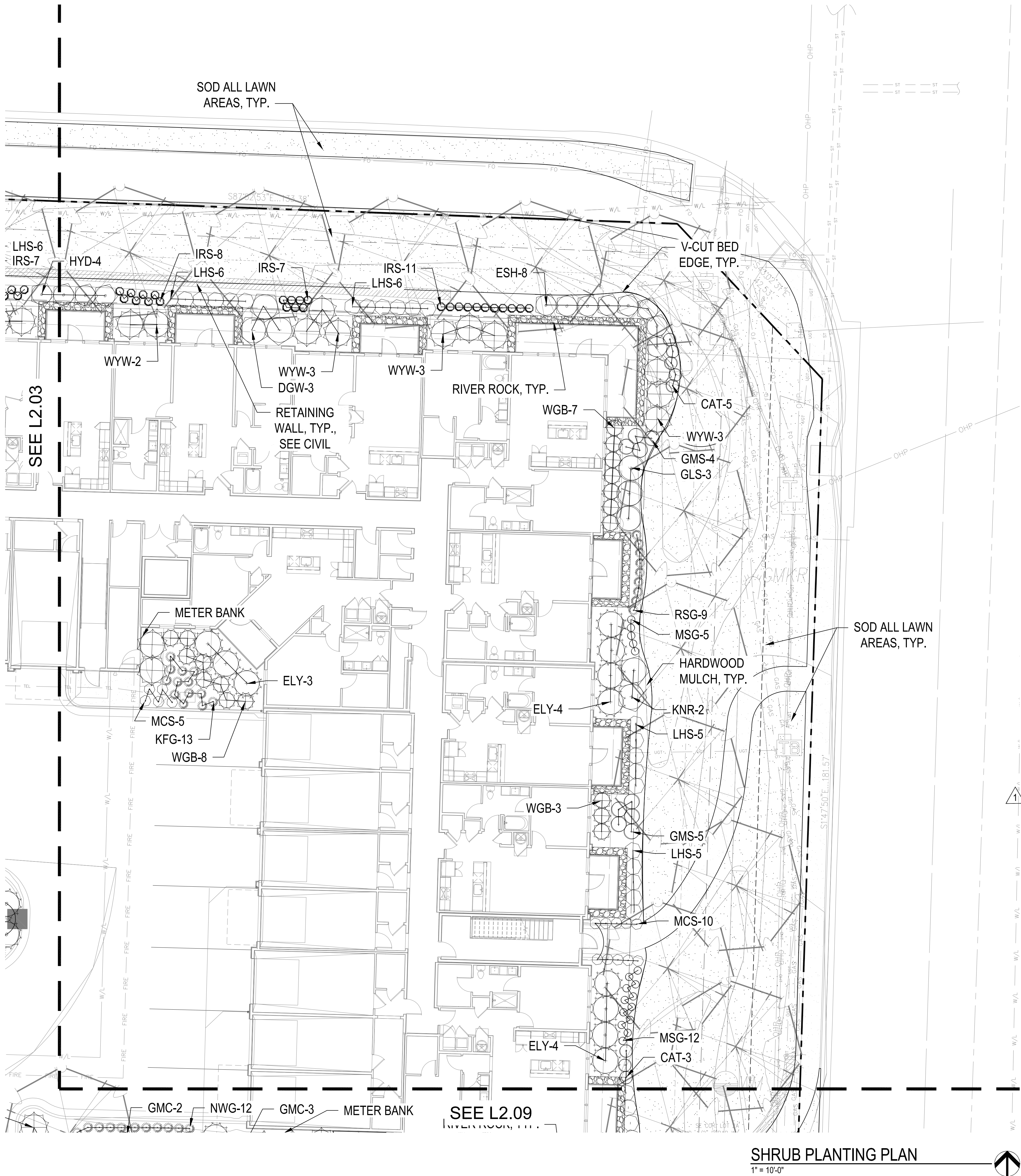
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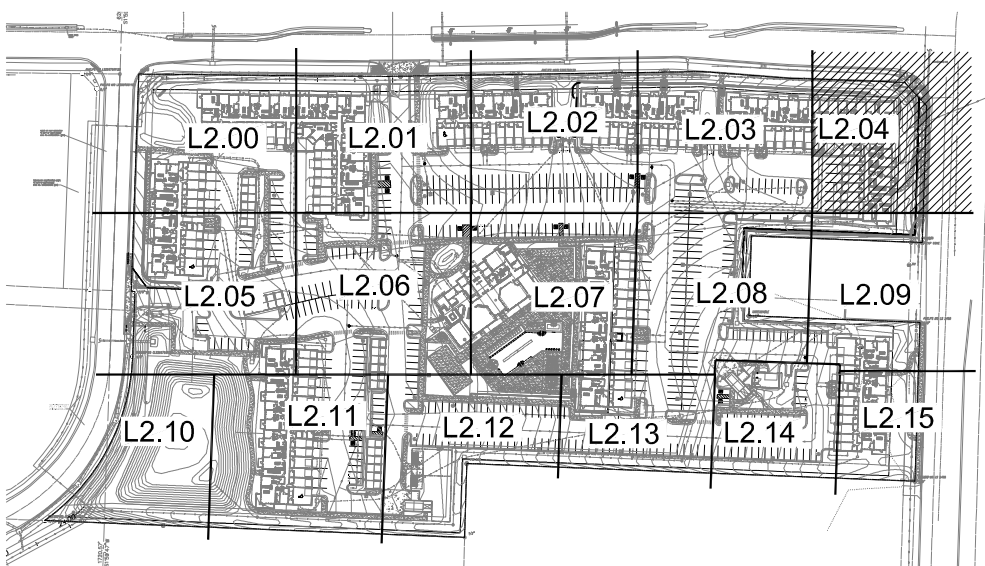
SEEDING & SOD NOTES:

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SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

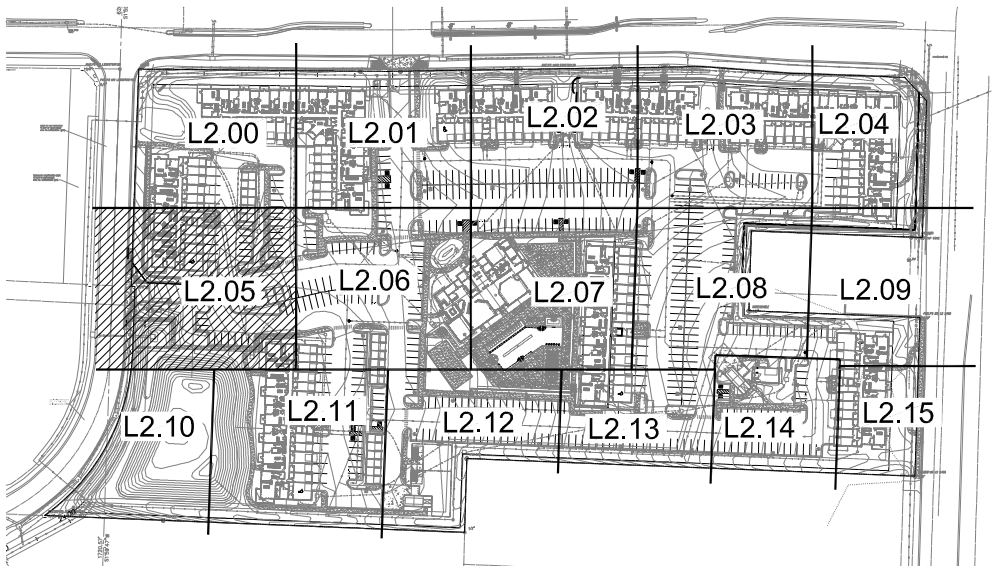
PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal
DFY	Dwarf Flame Yew	Taxus x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal
TMJ	Tam Juniper	Juniperus sabinna 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
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CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Horty Halo'	2 Gal
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GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
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HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
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LHS	Little Henry Sweetpire	Itea virginica 'Little Henry'	2 Gal
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
RDS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodon'	2 Gal
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faasseni 'Walker's Low'	1 Gal
DAY	Royal Robins Daylily	Hemerocallis 'Royal Robins'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
RS	Blue Flag Iris	Iris virginica s. alba	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal

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KEY PLAN
NTS

PLANT LIST

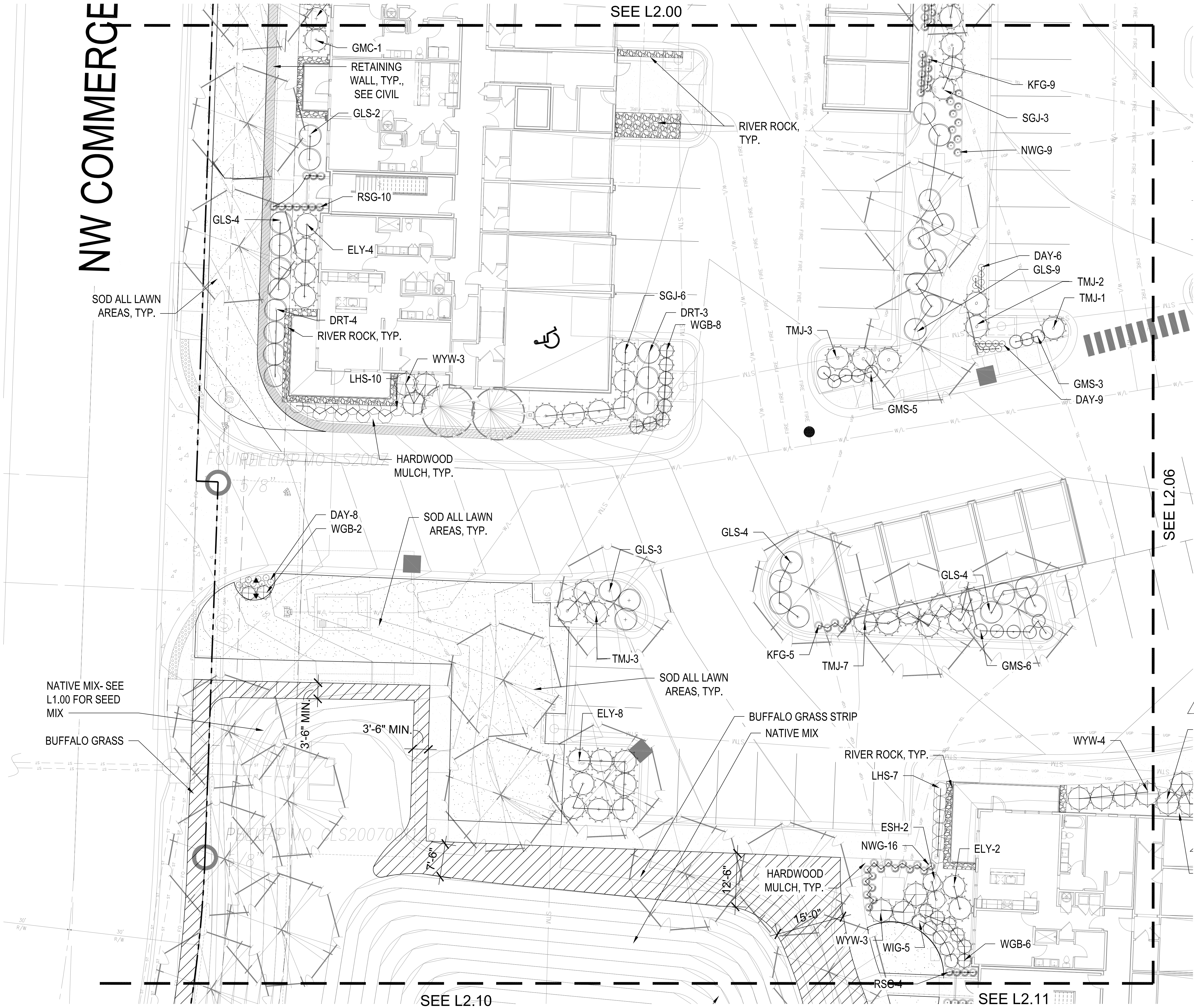
Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal
DPY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Hory Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsay'	2 Gal
ESH	Endless Summer Hydrangeas	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangeas	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa knockout	2 Gal
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal
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DAT	Daisy	Helianthus x 'Rosy Returns'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
BSA	Blue Star Iris	Iris virginica x alba	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
MVG	Morning Light Maiden Grass	Panicum virgatum 'Northwind'	1 Gal
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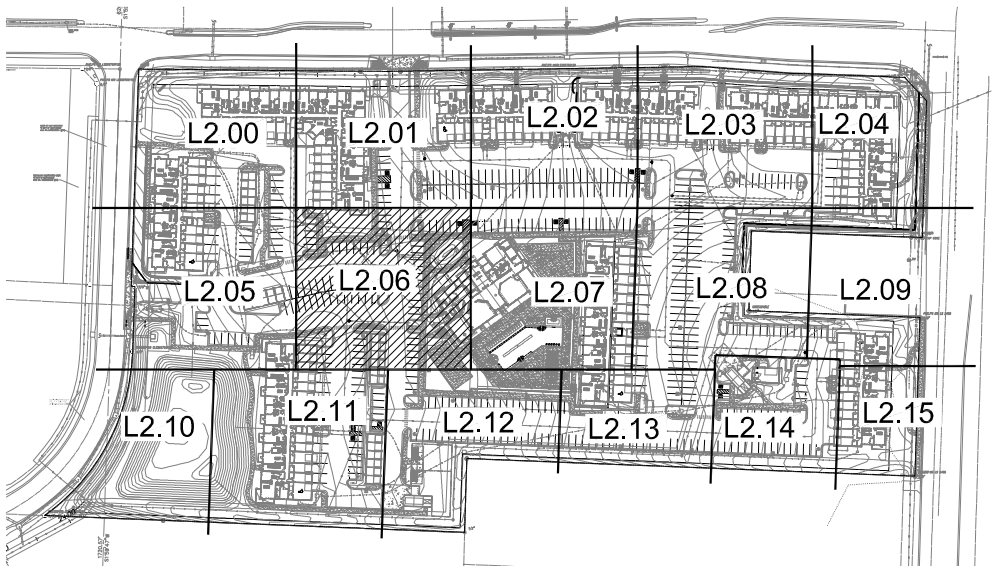
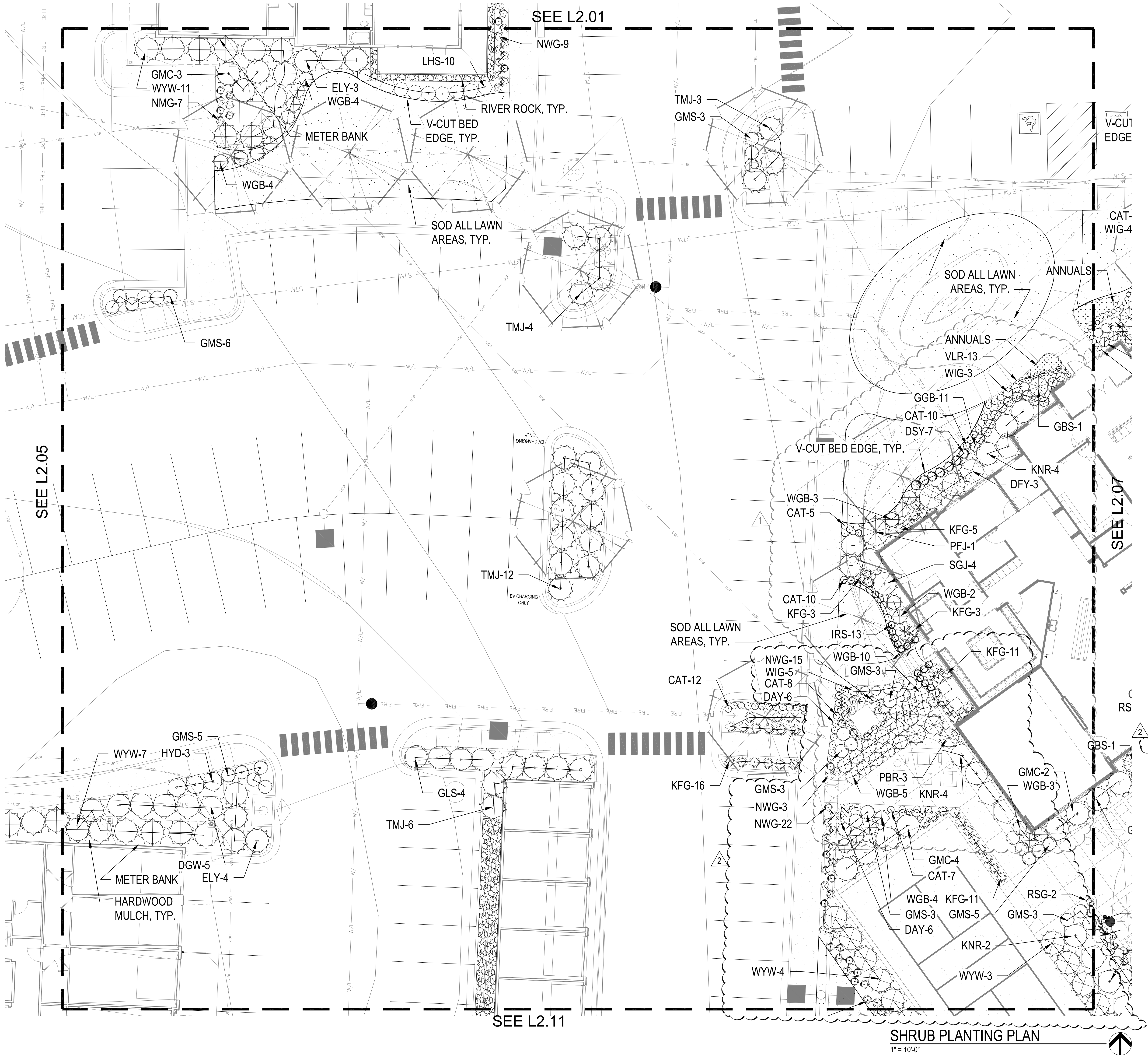
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REVISIONS
1. 10.28.24 CITY COMMENTS 2



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NTS

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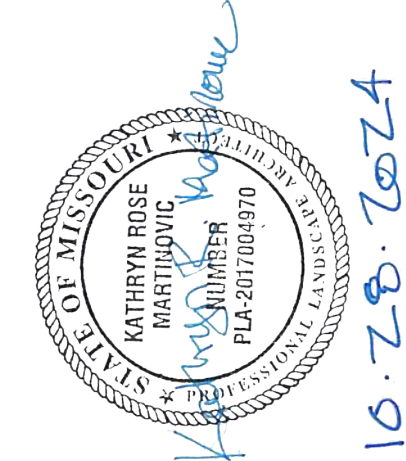
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VLR	Vanegated Liriope	Liriope muscari variegata	1 Gal

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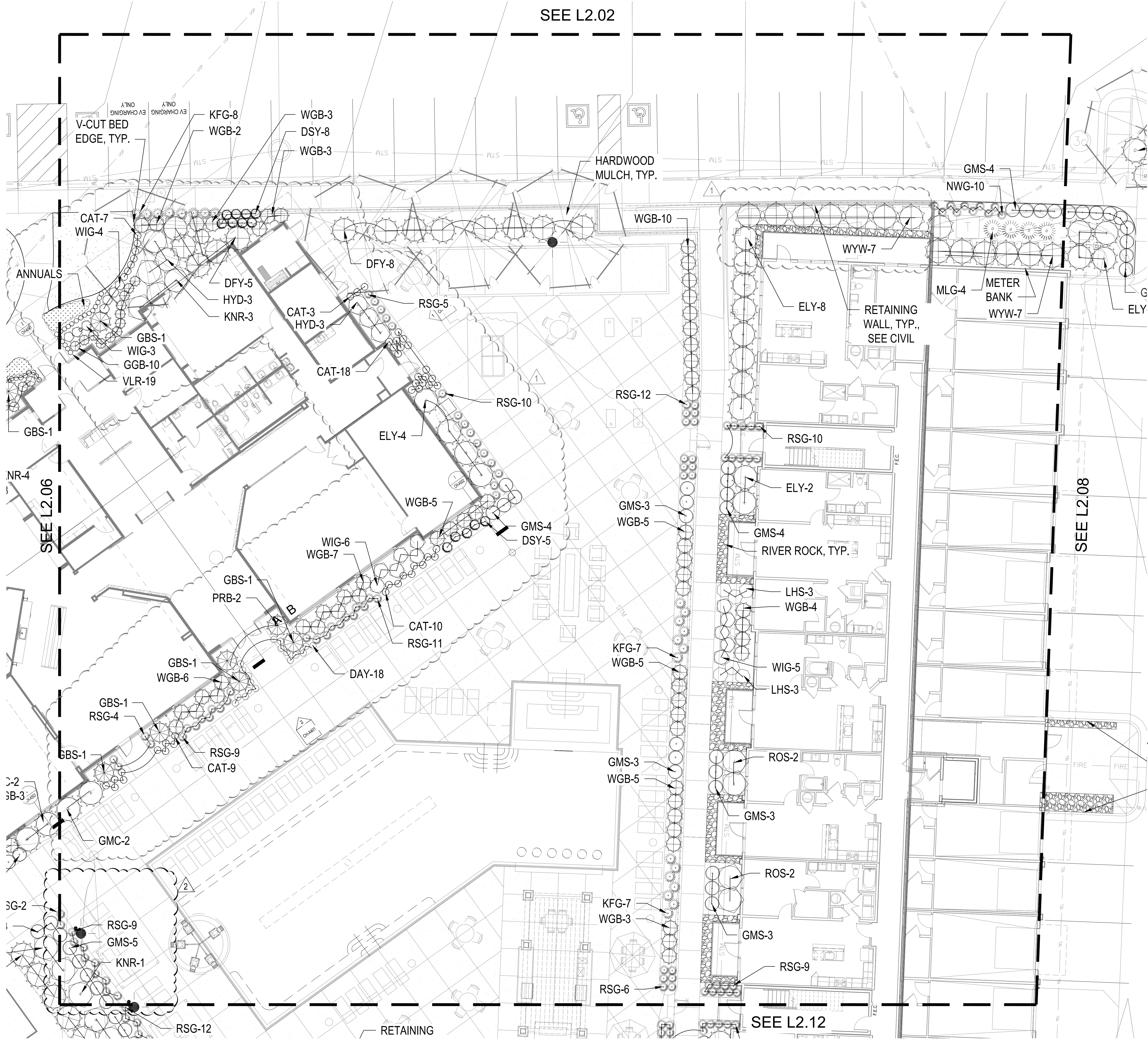
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 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.0" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
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SEEDING & SOD NOTES:

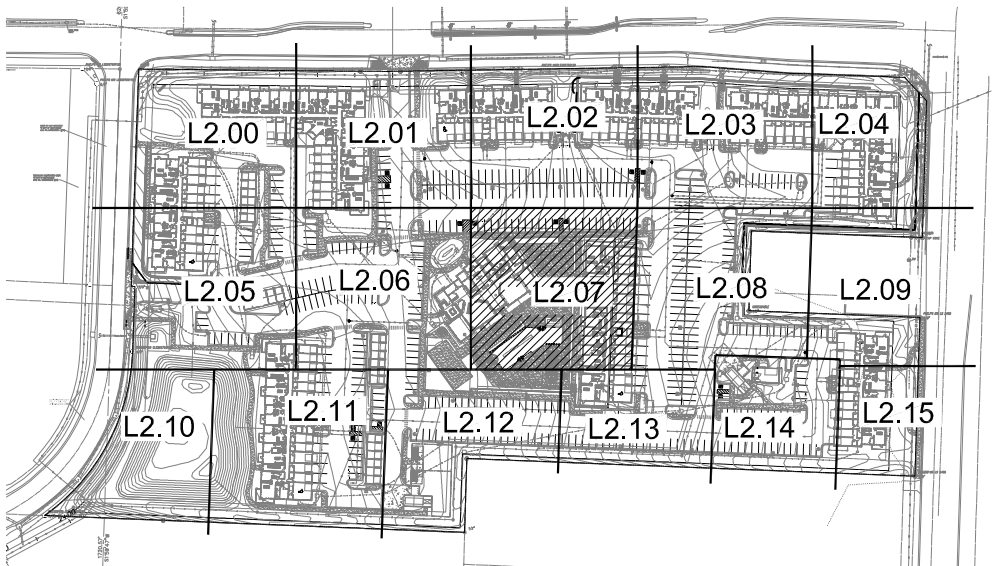
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 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
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6. SOWN SEED PROTECTION & SECURING METHODS, PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.



REVISIONS
09.13.24 FDP COMMENTS 1
10.28.24 CITY COMMENTS 2



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal
OP7	Opuntia 'Densiformis'	Taxus x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TML	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WTB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WYW	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Horty Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelleri'	2 Gal
EDH	Endless Summer Hydrangea	Hydrangea macrophylla 'Baltique'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa Knockout	2 Gal
LHS	Little Henry Sweetgum	Hea virginica 'Little Henry'	2 Gal
LPS	Little Princess Spiraea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WIC	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal
DAN	Daisy	Hemerocallis 'Rosy Returns'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
RS	Blue Flax Iris	Iris virginica x alba	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal

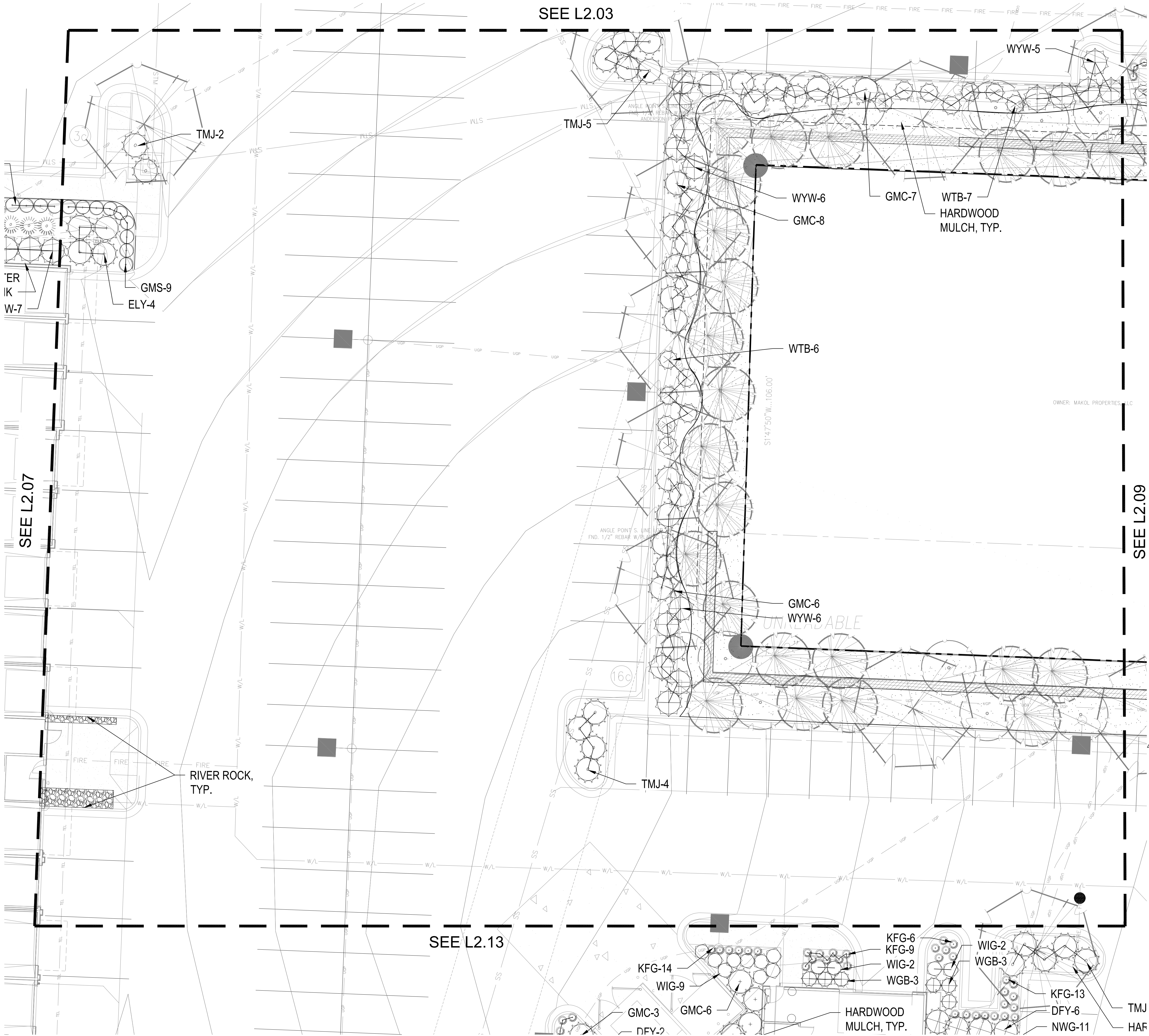
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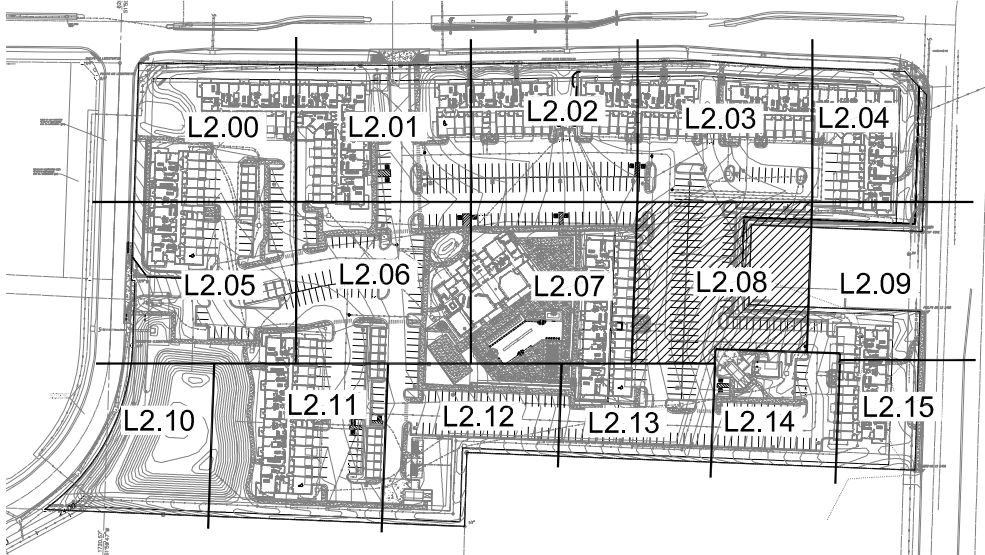
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SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

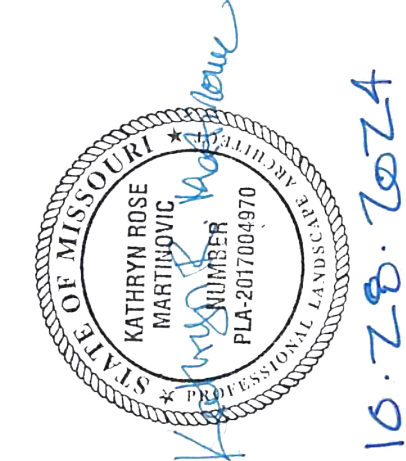
Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Meadob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Meadob'	5 Gal
DPY	David's Star Yew	Taxus x media 'David's Star'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glausa globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
SJG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Ward's Yew	Taxus x media 'Ward's'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Nebula'	2 Gal
ESH	Endless Summer Hydrangeas	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
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LHS	Little Henry Sweetspire	Ilex virginica 'Little Henry'	2 Gal
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ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WIS	Fine Wine Vine	Wegelia florida 'Strawwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal
DAY	Royal Ruby Daylily	Hemerocallis 'Royal Ruby'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
RS	Blue Flag Iris	Iris virginica x shrevei	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
M.G.	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northern Switch Grass	Panicum virgatum 'Northern'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLR	Variegated Liriope	Liriope muscari variegata	1 Gal

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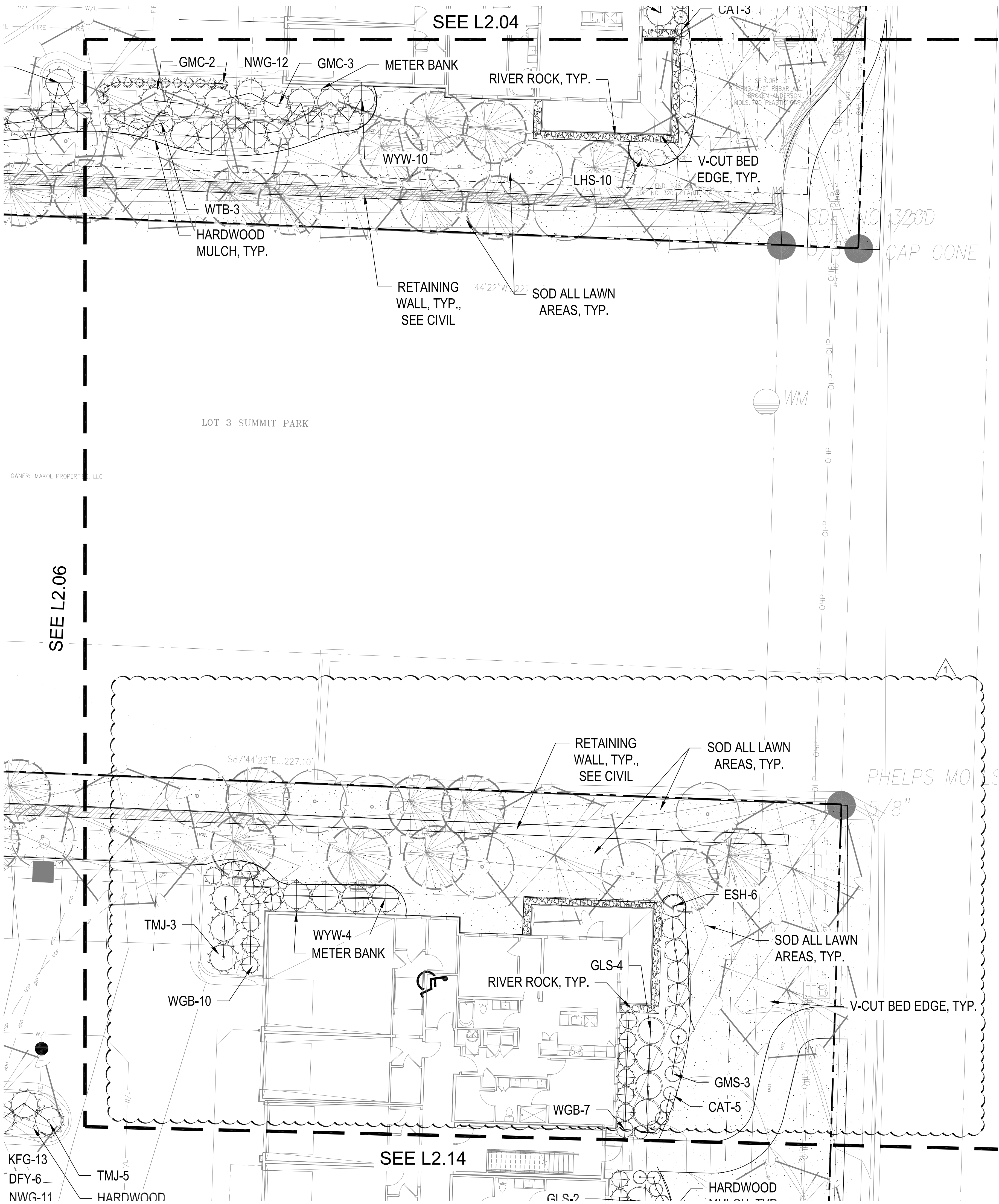
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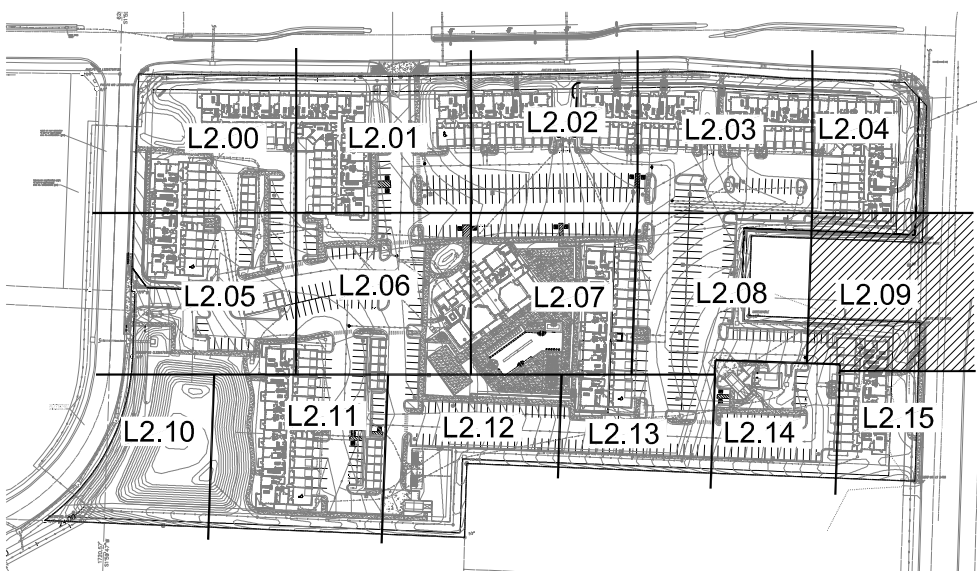
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REVISIONS
1. 10.28.24 FDP COMMENTS 2



SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

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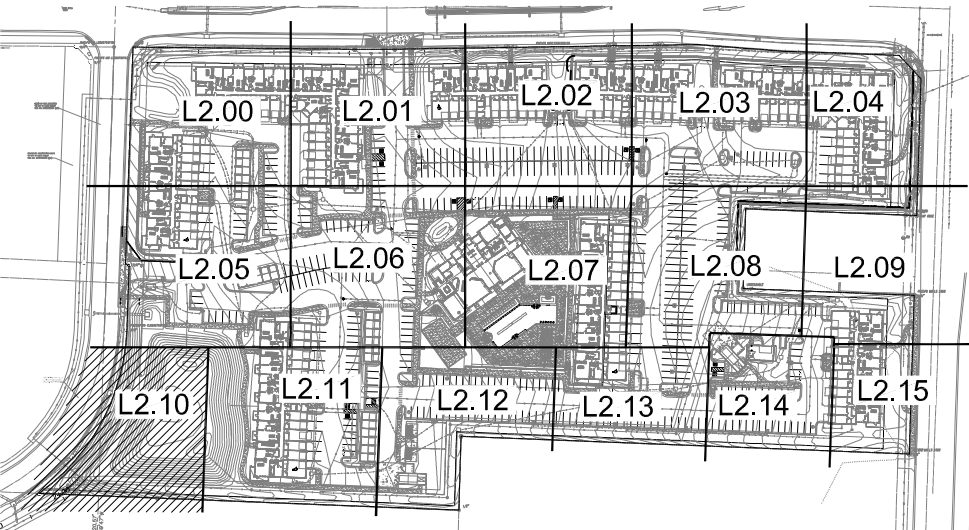
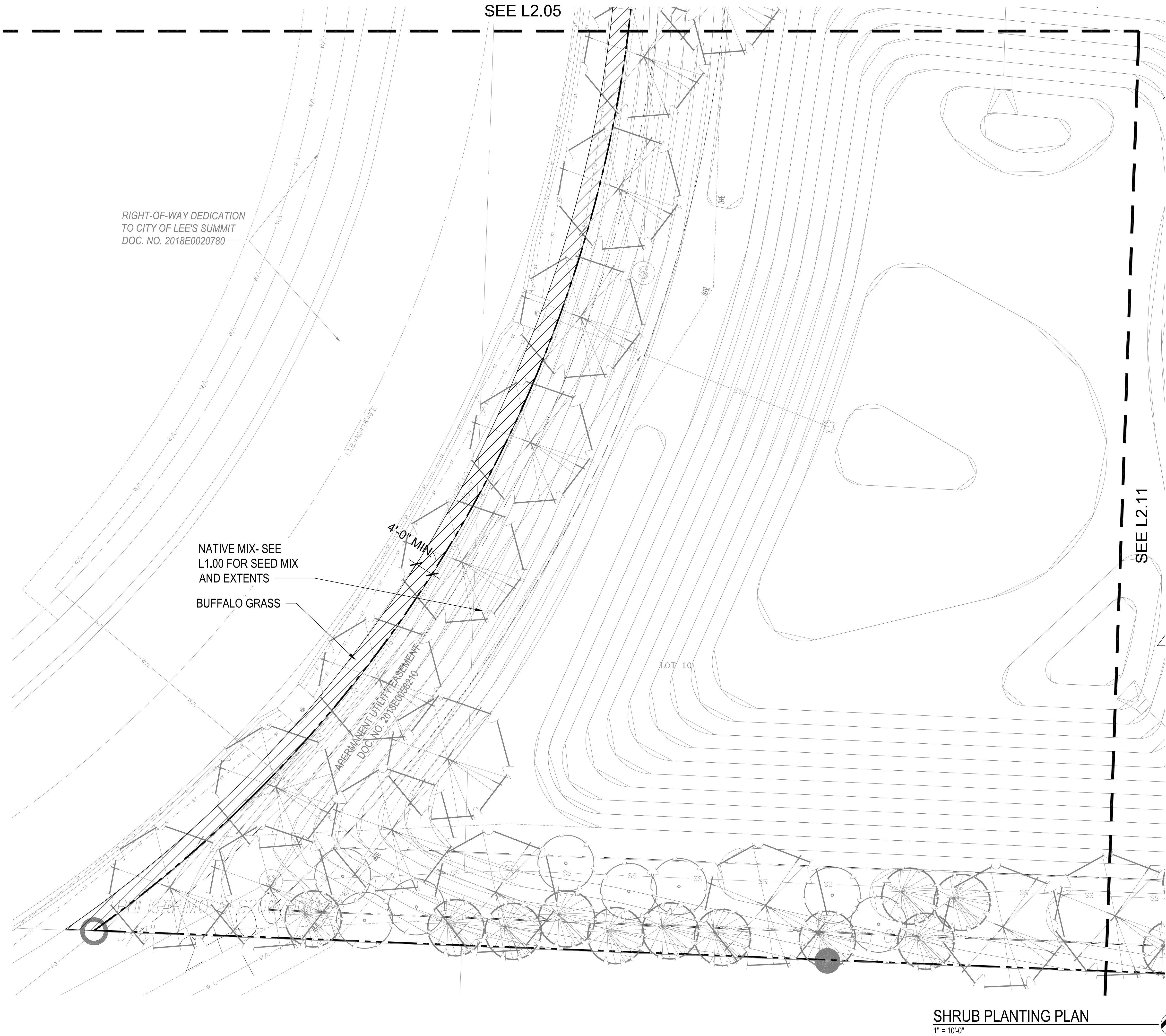
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- IN THE EVENT OF WORK IN OR ON THE JOW SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
- REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
- REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
- REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
- SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
 - SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15:1%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.





KEY PLAN

PLANT LIST

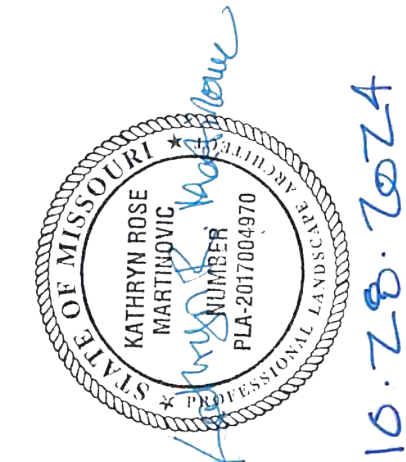
Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Girl Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesop'	5 Gal
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal
EY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GBS	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Moss Cypress	Chamaecyparis pacifica 'Yellow Thread Branch'	5 Gal
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
S-G	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TMJ	Tam Juniper	Juniperus sabinna 'Tamariscifolia'	5 Gal
WCB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Spruce Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KNR	Knockout Rose	Rosa 'Knockout'	2 Gal
LHS	Little Henry Sweetspine	Itea virginica 'Little Henry'	2 Gal
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
IRS	Blue Flag Iris	Iris virginica v. 'Irisveit'	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal
RSO	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLK	Variegated Liriope	Liriope muscari variegata	1 Gal

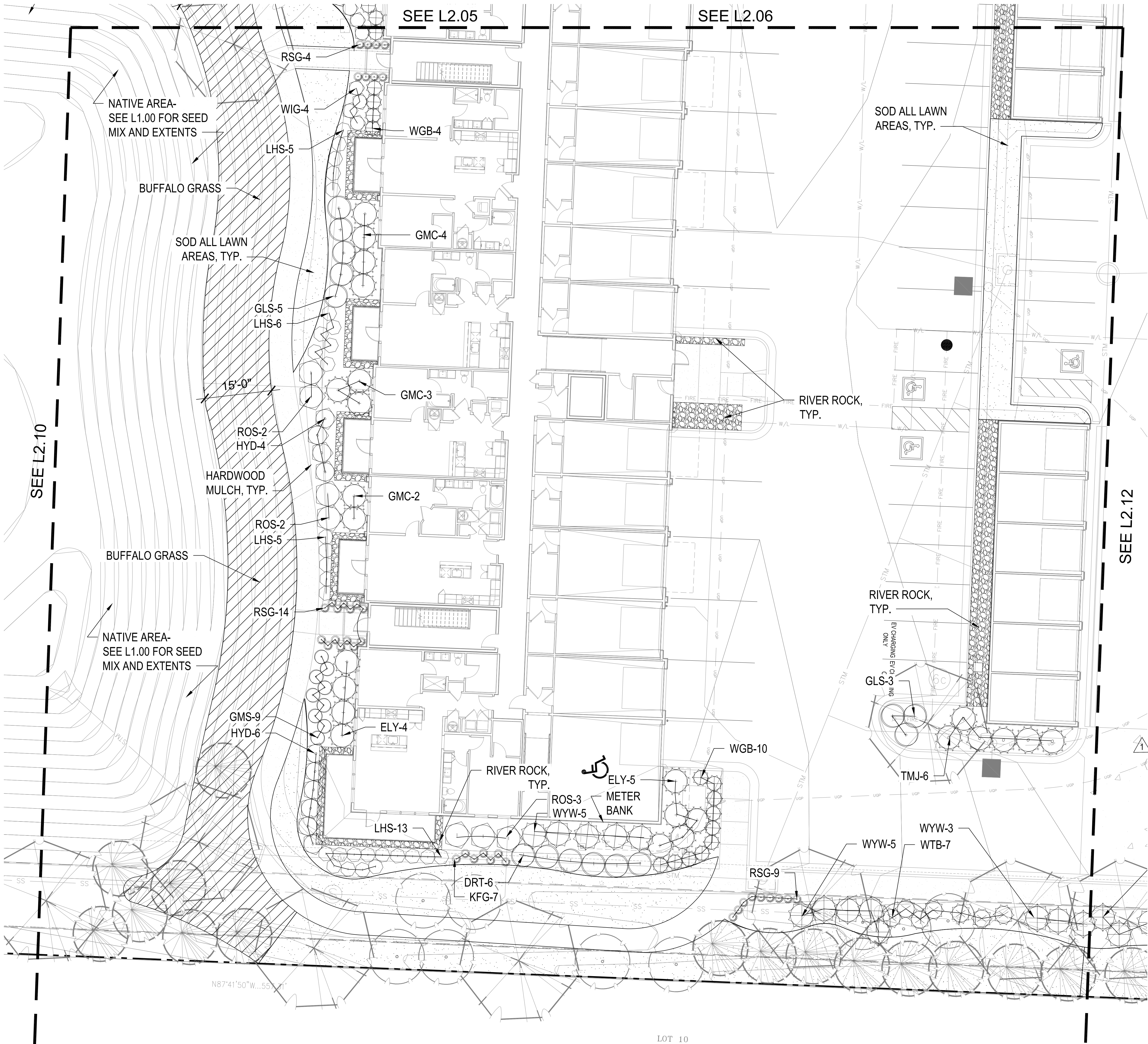
GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

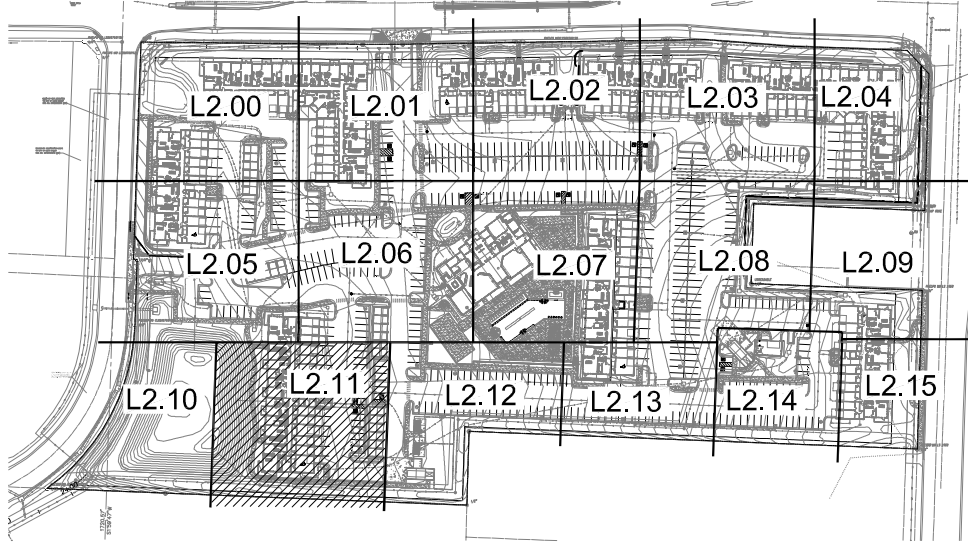
SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAIL'S PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15+%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.





SHRUB PLANTING PLAN
1" = 10'-0"



KEY PLAN
NTS

PLANT LIST

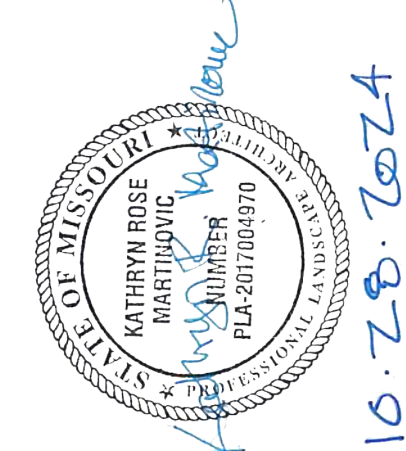
Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesop'	5 Gal
DPY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal
GBS	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal
GMC	Gold Moss Cypress	Chamaecyparis pailleyi 'Yellow Thread Branch'	5 Gal
PJF	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal
S-G	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal
WTB	Red Spindle Winterberry	Ilex verticillata 'Nana'	5 Gal
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	2 Gal
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal
GMS	Goldmound Spiraea	Spiraea japonica 'Goldmound'	2 Gal
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal
KMR	Knockout Rose	Rosa 'Knockout'	2 Gal
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal
LPS	Little Princess Spiraea	Spiraea japonica 'Little Princess'	2 Gal
MCS	Magic Carpet Spiraea	Spiraea japonica 'Magic Carpet'	2 Gal
ROS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Notwoodone'	2 Gal
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal
Perennials			
CAT	Catmint	Nepeta x faasseni 'Walker's Low'	1 Gal
DAY	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 Gal
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal
HOS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal
IRS	Blue Flag Iris	Iris virginica x 'Irisvee'	1 Gal
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal
VLK	Variegated Liriope	Liriope muscari variegata	1 Gal

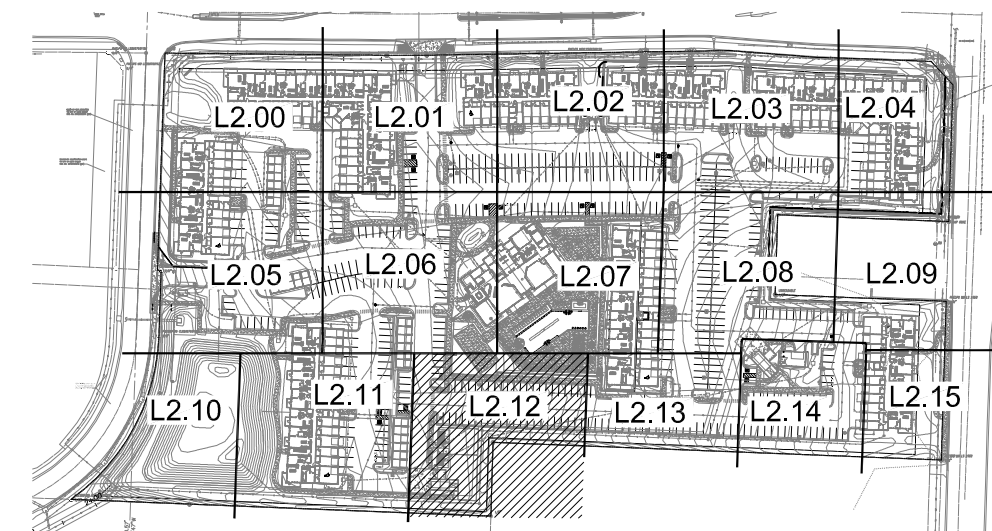
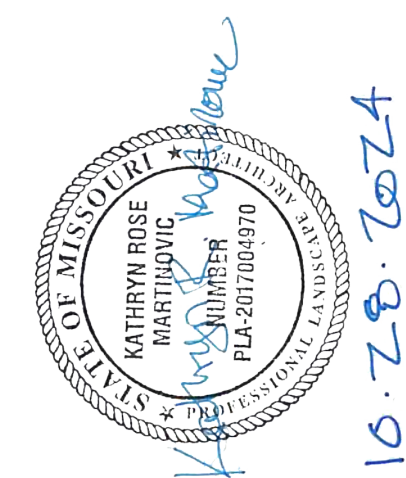
GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JCIV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2 1/2" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOIN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (75%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.





KEY PLAN

NTS

PLANT LIST

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Holly	<i>Ilex x meserveae 'Mexbol'</i>	5 gal.
CGH	China Girl Holly	<i>Ilex x meserveae 'Densiformis'</i>	5 gal.
CPY	Deaunafire Holly	<i>Taxus x media 'Densiformis'</i>	5 gal.
ELV	Evelyn Tree	<i>Taxus x media 'Green Gem'</i>	5 gal.
GBS	Globe Blue Spruce	<i>Picea pungens 'Glauca Globosa'</i>	5 gal.
GBG	Green Gem Boxwood	<i>Bux sempervirens x 'Green Gem'</i>	5 gal.
GMC	Gold Moss Cypress	<i>Chamaecyparis pisifera 'Violet Thread Branch'</i>	5 gal.
PER	Perfection Holly	<i>Juniperus chinensis 'Perfection'</i>	5 gal.
PRB	Green Mountain Boxwood (Pyramidal)	<i>Bux sempervirens 'Green Mountain'</i>	5 gal.
SJG	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 gal.
TNI	Tam Juniper	<i>Juniperus sabina 'Tamariscifolia'</i>	5 gal.
WGB	Winter Green Boxwood	<i>Bux sempervirens 'Winter Green'</i>	5 gal.
WTB	Red Spruce Winterberry	<i>Vib. verticillata 'Nana'</i>	5 gal.
WYD	Wardley Yew	<i>Taxus x media 'Wardley'</i>	5 gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	<i>Rosa 'Flower Carpet'</i>	2 gal.
DGN	Uniquate Red Twig Dogwood	<i>Cornus alba 'Red Holy'</i>	2 gal.
DRT	Dwarf Red Twig Dogwood	<i>Rosa 'Sweet Cayenne'</i>	2 gal.
ESH	Endless Summer Hydrangea	<i>Hydrangea macrophylla 'Bailmer'</i>	2 gal.
GLS	Go Low Sumac	<i>Rhus aromatica 'Go-Low'</i>	2 gal.
GMS	Geddoom Sumac	<i>Spiraea japonica 'Goldmound'</i>	2 gal.
HYD	Anabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	2 gal.
KRN	Knocout Rose	<i>Rosa knocout</i>	2 gal.
LHS	Little Henry Lavender	<i>Hea 'Princess Little Henry'</i>	2 gal.
LPS	Little Princess Spirea	<i>Spiraea japonica 'Little Princess'</i>	2 gal.
MCS	Magis Carpet Spirea	<i>Spiraea japonica 'Magis Carpet'</i>	2 gal.
ROS	Rose of Sharon / Lavender Chiffon	<i>Rosa 'Princess Lavender Chiffon'</i>	2 gal.
WIG	Fine Wine Vignola	<i>Wegelia florida 'Bramble'</i>	2 gal.
Perennials			
CAT	Catmint	<i>Nepeta x faassenii 'Walt's Low'</i>	1 gal.
DAY	Rosey Returns Daylily	<i>Leucanthemum 'Rosy Returns'</i>	1 gal.
DSY	Daisy	<i>Heuchera x micrantha 'Spectrum Becky'</i>	1 gal.
HCB	Hustle and Bustle Hosta	<i>Hosta 'Sun & Sizzle'</i>	1 gal.
RSB	Red Blue Iris	<i>Iris virginica 'May Night'</i>	1 gal.
MSG	Blue Salvia	<i>Salvia nemorosa 'Shirley'</i>	1 gal.
SSA	Summer Beauty Alum	<i>Alum. Summer Beauty'</i>	1 gal.
Grasses			
KFG	Karl Foerster Grass	<i>Calamagrostis x acutiflora Karl Foerster'</i>	1 gal.
MLR	Morning Light Maiden Grass	<i>Monarda spicata 'Morning Light'</i>	1 gal.
NRG	Northwind Switch Grass	<i>Panicum virgatum 'Northwind'</i>	1 gal.
RSG	Red Switch Grass	<i>Panicum virgatum 'Prairie Fire'</i>	1 gal.
SLR	Swamploose	<i>Poa miscari virgata</i>	1 gal.

GENERAL NOTES

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. THEY SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND. THEREFORE, THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES AND SET OUT SHRUBS INTENDED FOR PLANTING. LANDSCAPE ARCHITECT SHALL REVIEW AND SIGN LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1'-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 8" 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN PLOT ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2408.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.A FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDBED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D. PROTECT ALL SLOPES AND SEEDBEDS WITH PROTECT GENIUS OR PROTECT GENIUS PLUS, EXCEEDING 6:1, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

SHRUB PLANTING PLAN

$$1'' = 10^{-6}$$

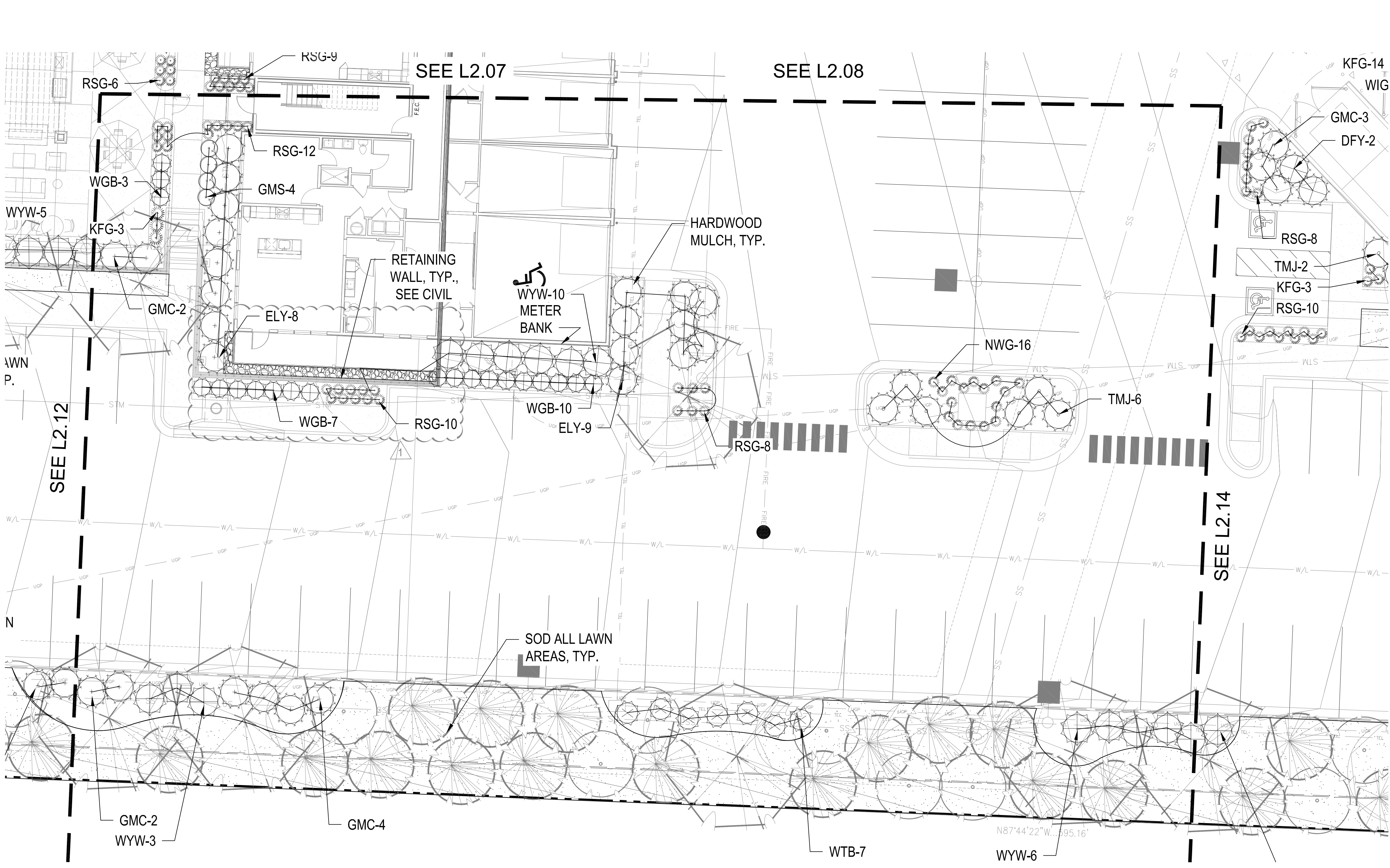

REVISIONS
1 10.28.24 FDP COM

JOB NO. 720522 DATE 09.16.2024
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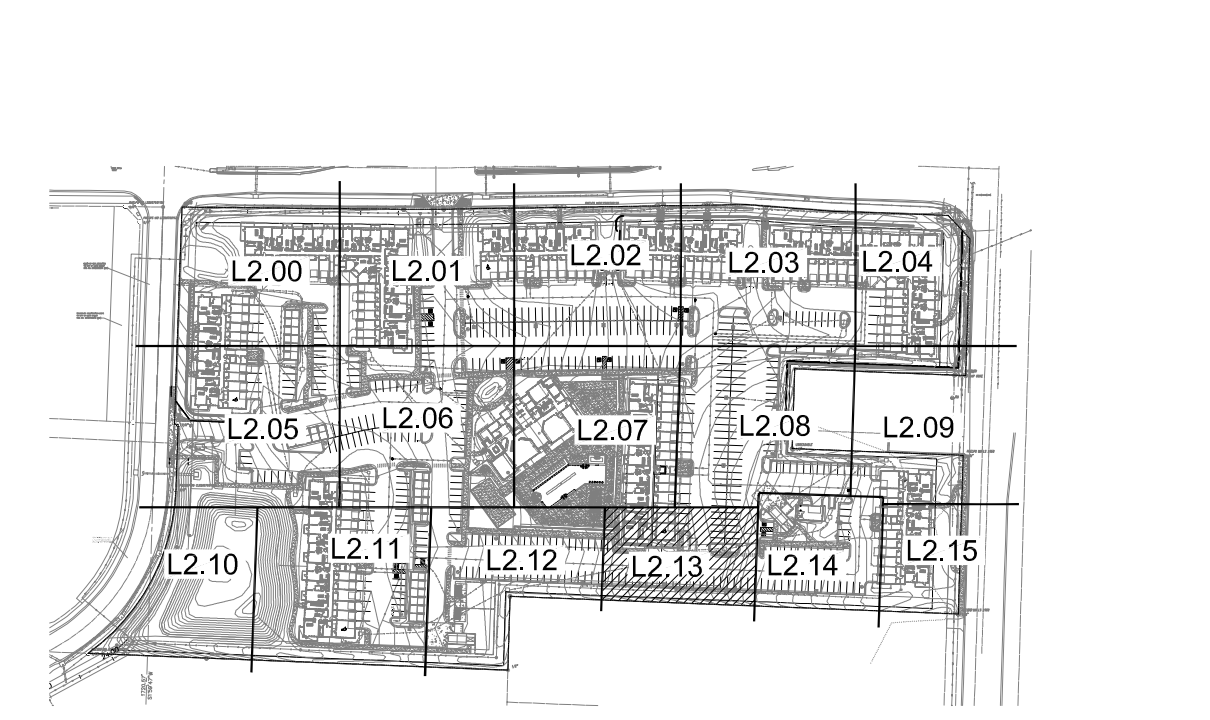
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**SHRUB PLANTING
PLAN**
SHEET NO.

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SHRUB PLANTING PLAN
1" = 10'-0"

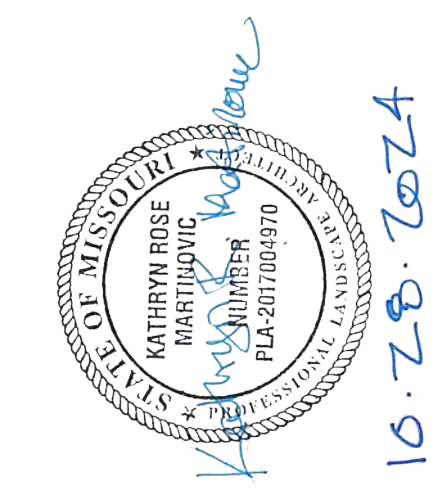


KEY PLAN
NTS

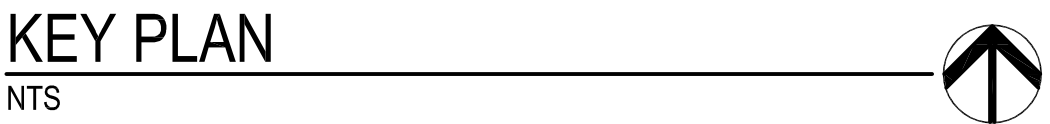
Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGH	China Boy Holly	Ilex x meserveae 'Meadob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Meadog'	5 Gal.
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.
GGB	Globe Blue Spruce	Picea pungens 'Glaucia globosa'	5 Gal.
GGB	Green Gem Boxwood	Buxus microphylla x 'Green Gem'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
PEJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5 Gal.
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.
SUG	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.
WTB	Red Sprite Winterberry	Ilex verticillata 'Nana'	5 Gal.
WYW	Ward's Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DGW	Variegated Red Twigg Dogwood	Cornus alba 'Ivory Halo'	2 Gal.
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal.
ESH	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal.
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
HYD	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KHR	Knockout Rose	Rosa knockout	2 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
RDS	Rose of Sharon - Lavender Chiffon	Hibiscus syriacus 'Noblescence'	2 Gal.
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.
Perennials			
CAT	Catmint	Nepeta x faasseni 'Walker's Low'	1 Gal.
DAY	Rosy Returns Daylily	Heimericallis 'Rosy Returns'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
HDS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.
MSG	Blue Salvia	Salvia nemorosa 'May Night'	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
MLO	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
VLK	Variegated Linop	Liriope muscari variegata	1 Gal.

- GENERAL NOTES:
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
 - REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
 - REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
 - IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
 - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
 - ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
 - FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

- SEEDING & SOD NOTES:
- REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
 - REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
 - REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
 - REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
 - SEEDING OPTIONS:
 - HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
 - SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.
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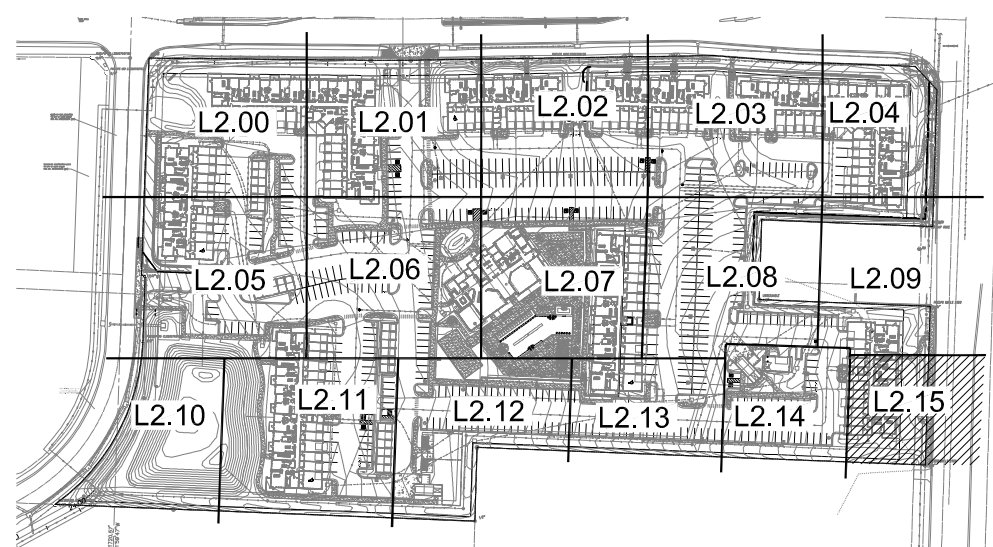
- REVISIONS
- | | |
|---|-------------------------|
| 1 | 09.13.24 FDP COMMENTS 1 |
| 2 | 10.28.24 FDP COMMENTS 2 |



Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
CGI	China Bay Holly	<i>Ilex x meserveae 'Nesbott'</i>	5 gal.
CGH	China Holly	<i>Ilex x meserveae 'Nesbott'</i>	5 gal.
DPY	Densiform Yew	<i>Taxus x media 'Densiforma'</i>	5 gal.
ELY	Everly Yew	<i>Taxus x media 'Everly'</i>	5 gal.
GBS	Globe Blue Spruce	<i>Picea pungens 'Gloica globosa'</i>	5 gal.
GBS	Globe Blue Spruce Boxwood	<i>Buxus chinensis 'Green Gem'</i>	5 gal.
GC	Gold Macadamia	<i>Macaranga peltata 'Yellow Thread Branch'</i>	5 gal.
PFJ	Perfecta Juniper	<i>Juniperus chinensis 'Perfecta'</i>	5 gal.
PMJ	Green Mountain Boxwood (Pyramidal)	<i>Buxus chinensis 'Green Mountain'</i>	5 gal.
SG	Sea Green Yew	<i>Taxus x media 'Sea Green'</i>	5 gal.
TMJ	Tan Juniper	<i>Juniperus sabina 'Tamariscolia'</i>	5 gal.
WGB	Winter Green Boxwood	<i>Buxus chinensis 'Winter Green'</i>	5 gal.
WTR	Red Sprites Winterberry	<i>Euonymus alatus 'Nana'</i>	5 gal.
WYD	Wards Yew	<i>Taxus x media 'Ward'</i>	5 gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	<i>Rosa 'Flower Carpet Red'</i>	2 gal.
DRT	Variegated Red Twigged Dogwood	<i>Cornus alba 'hory haly'</i>	2 gal.
DRT	Dwarf Red Twig Dogwood	<i>Cornus sericea 'Kelsey'</i>	2 gal.
ESH	Endless Summer Hydrangea	<i>Hydrangea macrophylla 'Bailmer'</i>	2 gal.
GLS	Gold-Silver Summer Hydrangea	<i>Hydrangea macrophylla 'Om-Sul-Lee'</i>	2 gal.
GMD	Goldmound Spirea	<i>Spiraea japonica 'Goldmound'</i>	2 gal.
LHS	Lanceolated Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	2 gal.
KR	Krooked Red Dogwood	<i>Cornus alternifolia</i>	2 gal.
LHD	Lilac Henry Sweetpea	<i>He. virginica 'Lilac Henry'</i>	2 gal.
LPS	Lilac Princess Spirea	<i>Spiraea japonica 'Lilac Princess'</i>	2 gal.
MCS	Magic Carpet Spirea	<i>Spiraea japonica 'Magic Carpet'</i>	2 gal.
RPS	Rose of Sharon - Lavender Chiffon	<i>Albizia julibrissin 'Lavender Chiffon'</i>	2 gal.
WF	Fire Wine Vine	<i>Weigelia florida 'Brannwell'</i>	2 gal.
Perennials			
CAT	Catmint	<i>Nepeta x faassenii 'Walker's Low'</i>	1 gal.
DAY	Daisy Returns Daylily	<i>Hemerocallis 'Rosy Returns'</i>	1 gal.
DSY	Daisy	<i>Leucanthemum x superbum 'Becky'</i>	1 gal.
HGS	Sum. & Substance Hosta	<i>Hosta Sum. & Substance</i>	1 gal.
MS	Blue Flag Iris	<i>Iris virginica v. sibirica</i>	1 gal.
MSB	Blue Star	<i>Salvia nemorosa 'May Night'</i>	1 gal.
SBA	Summer Beauty Iris	<i>Iris Summer Beauty</i>	1 gal.
Grasses			
KFG	Karl Foerster Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal.
LMG	Lining Light Maiden Grass	<i>Monarda spines 'Maiden'</i>	1 gal.
NSG	Northwind Switch Grass	<i>Panicum virgatum 'Northwind'</i>	1 gal.
RWG	Red Switch Grass	<i>Panicum virgatum 'Prairie Fire'</i>	1 gal.
VSG	Variegated Switch Grass	<i>Panicum virgatum 'Museum'</i>	1 gal.

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND BE AWARE OF THE EXISTING CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE LANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGES.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGES.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANTING MATERIAL INSTALLATION. LANDSCAPE ARCHITECT SHALL STAKE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO 1.0.0 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO 1.2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO 1.3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JOW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO 1.3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUIV. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 8" 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER PERCS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE REQUIREMENTS.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4 FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES
 - 5.2. REFER TO PROJECT SPECIFICATIONS SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS: PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (H:V) EITHER METHOD LISTED IN SECTION 3.3 OR THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C.
7. ANY DIFFERENCES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2406, THE MOST STRINGENT GUIDELINE APPLIES.



NTS

Code	Common Name	Botanical Name	Size
Evergreen Shrubs			
DGH	China Holly	<i>Ilex x meserveae 'Desfendor'</i>	5 Gal.
CPH	China Holly	<i>Ilex x meserveae 'Desfendor'</i>	5 Gal.
DFY	Desfontainia Yew	<i>Taxus x media 'Desfontainia'</i>	5 Gal.
ELV	Everlove Yew	<i>Taxus x media 'Everlove'</i>	5 Gal.
GRS	Green Star Juniper	<i>Juniperus procumbens 'Green Star'</i>	5 Gal.
GGB	Green Gem Boxwood	<i>Buxus microphylla x 'Green Gem'</i>	5 Gal.
GMC	Gold Mop Cypress	<i>Chamaecyparis pisifera 'Yellow Thread Branch'</i>	5 Gal.
PRC	Purple Heart Cypripedium (Pyramidal)	<i>Chamaecyparis 'Pyramidal'</i>	5 Gal.
WJG	Winter Green Juniper	<i>Buxus microphylla 'Green Mountain'</i>	5 Gal.
TJN	Tam Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 Gal.
SWB	Winter Green Boxwood	<i>Buxus microphylla 'Winter Green'</i>	5 Gal.
DRS	Red Spruce Winterberry	<i>Vib. verticillata 'Nana'</i>	5 Gal.
WVW	Ward Yew	<i>Taxus x media 'Ward'</i>	5 Gal.
Deciduous Shrubs			
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	2 Gal.
DDW	Variegated Red Twigged Dogwood	Rosa 'After Hours Red'	2 Gal.
DRD	Dwarf Red Twigged Dogwood	Cornus species 'Kelsey'	2 Gal.
ENL	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	2 Gal.
GLS	Go Low Sumac	Rhus aromatica 'Go Low'	2 Gal.
GDR	Goddard's Dogwood	Hydrangea japonica 'Goddard'	2 Gal.
HVR	Amabelle Hydrangea	Hydrangea arborescens 'Annabelle'	2 Gal.
KHR	Knotroot Rose	Rosa knotroot	2 Gal.
LHS	Little Henry Sweetspire	Spiraea japonica 'Little Henry'	2 Gal.
LPS	Little Princess Spirea	Spiraea japonica 'Little Princess'	2 Gal.
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal.
RDS	Rose of Sharon	Hibiscus syriacus 'Noblescence'	2 Gal.
WVW	Wine Vine Winesap	Vespigia florida 'Bramwell'	2 Gal.
Perennials			
ECR	East Catmint	Nepeta x faassoni 'Walker's Low'	1 Gal.
DAY	Rosy Tansies Dailyly	Leucanthemum 'Rosy Tansies'	1 Gal.
DSY	Daisy	Leucanthemum x superbum 'Becky'	1 Gal.
MSB	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.
IRS	Blue Flag Iris	Iris virginica x 'Maybelle'	1 Gal.
MBG	Blue Salvia	Salvia nemorosa 'Yvonne'	1 Gal.
SBA	Summer Breeze Allium	Allium 'Summer Breeze'	1 Gal.
Grasses			
KFG	Karl Foerster Grass	Calamagrostis x sciriflora 'Karl Foerster'	1 Gal.
MLG	Monny Light Maiden Grass	Miscanthus sinensis 'Monny Light'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
RSG	Red Switch Grass	Panicum virgatum 'Prairie Fire'	1 Gal.
UCR	Unicomb Reedgrass	Urochloa maculosa 'Unicomb'	1 Gal.

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS, EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANT. THE FOLLOWING CONDITIONS APPLY FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE TREE LOCATIONS FOR PLANTING BED EDGES, SET STAKES IN INTENDED LOCATIONS AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2 1/2" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 8" 4" MIN. DEPTH.
11. ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.
12. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

2. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
2. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2408.4 FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEE DIVISION 5.
- 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
- 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6% (11:15) BY EITHER METHOD USED IN THE PROJECT SPECIFICATION SECTION 3.2.D. PROTECT ALL SEEDS FROM THE PUBLIC AND OTHERS BY MEANS OF A FENCE OR OTHER MEANS THAT MEET SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
 ● 09.16.24 PERMIT SET
 ● 10.28.24 CITY COMMENTS

1 10.28.24 FDP COMMENTS 2

SHEET NAME
**SHRUB PLANTING
PLAN**
SHEET NO.

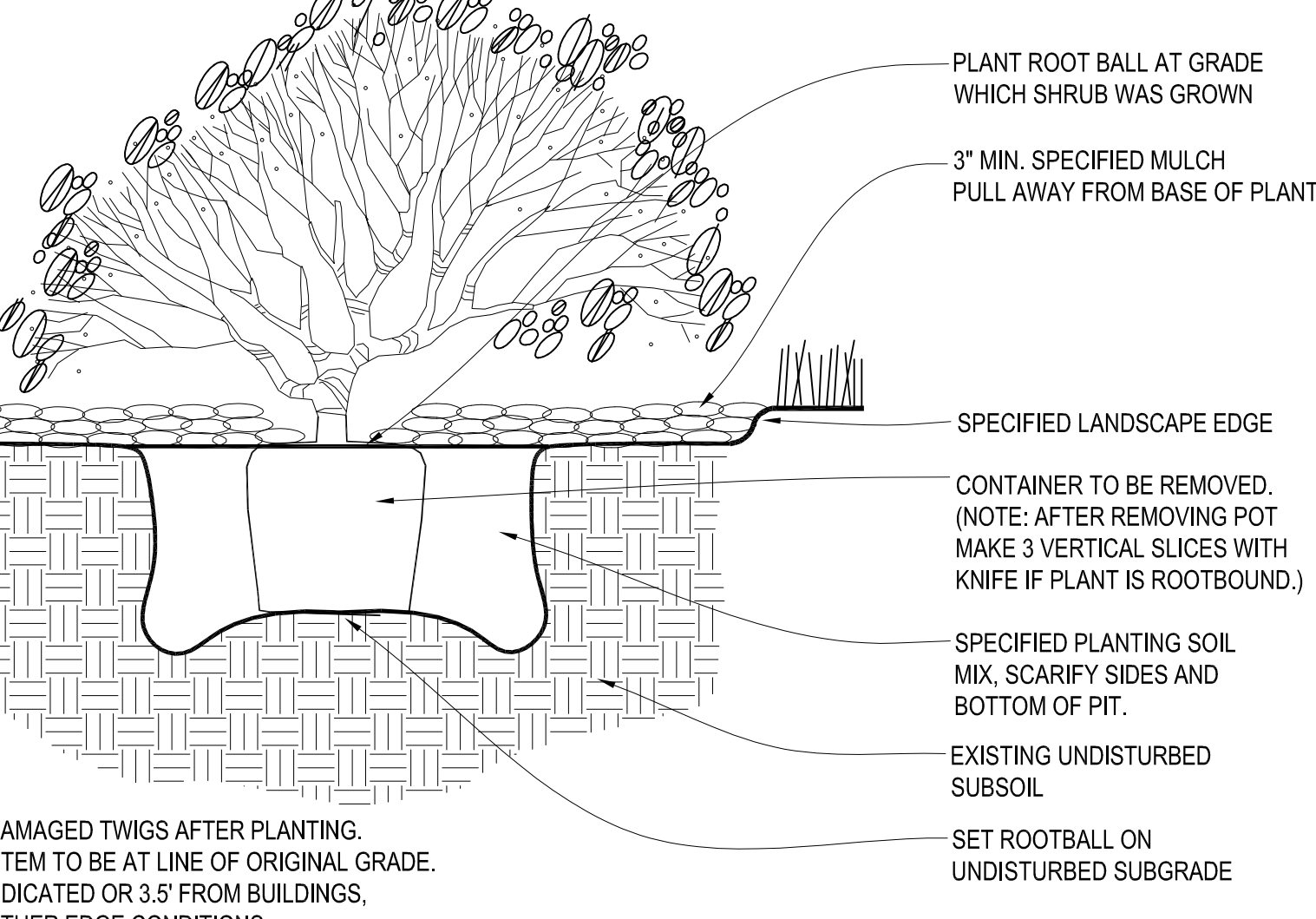
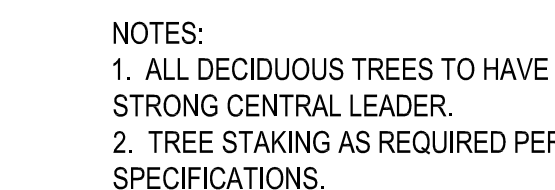
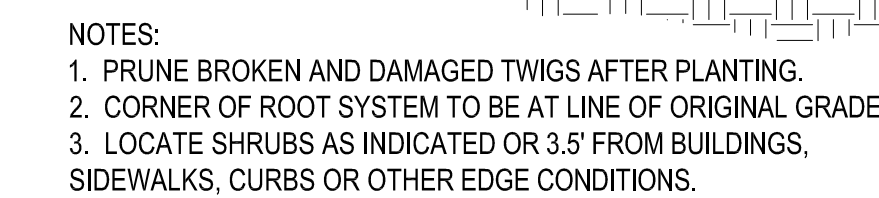
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LANDSCAPE AREA DRAIN DETAIL



NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.



1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. TREES/GRASS/SHRUB COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVING EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STATE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. HE WILL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNERS ACCEPTANCE OF FINISHED JOB. DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTORS EXPENSE PRIOR TO DISCREPANCY RESOLUTION DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.

14. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
15. PLANT MATERIAL SHALL NOT BE RETURNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
16. SHREDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
17. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOES AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR EQUIVALENT: "CONCER TIES" BY J. LICHTENTHALER, "ADLA-TIES" BY HEAVYWEIGHT SHIP, OR "PLASTIC BINDER TIE" BY A TIE WITH "TAPERED BENDS THAT SNAP LOCK" BY A.M. LEONARDI AND SONS.
18. SOO SHALL BE CERTIFIED TURFGRASS SOO COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOVED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOO SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED CULTIVAR BLUEGRASSES (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HARD FESCUE, OR ORCHARD FESCUE, FINE FLECKED TALL FESCUE, FESTUCA ARUNDINACEA, AND RYE (EQUIUM HYALIDROM AND PERENE COMPOSITA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINEFLECKED TALL FESCUE, AND 10% RYE. SOO SHALL BE WELL ROOTED, 2-YEAR OLD STOCK, HARVESTED IN JULY, FERTILIZED 20 WEEKS PRIOR TO CUTTING. ALL SOO SHALL BE PLANTING CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM SHIPPING TO PLANTING SHALL BE 24 HOURS.
19. NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
20. STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL, 1"-3" THICK.
21. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & 6" MIN. DEPTH.

1. RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
2. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND ALIEN WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS TOP TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUNDCOVER, SHRUB BEDS AND TREE PLANTING STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.
3. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
4. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
5. PLANT P11 BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COMPOST, 25% TOPSOIL, AND 50% EXISTING SOIL. MULCH SHALL BE NATURAL FERTILE, FRAMING SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS OF THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
6. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
7. V-CUT EDGE SHALL BE DUG 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDED HARDWOOD MULCH TO GRADE.
8. MULCH ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:

PROVIDE 100% COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOIL), ALL NEW PLANTING BEDS, AND ALL PLANTING TREES TO REMAIN, INCLUDING ELECTRICAL CONNECTIONS TO IRRIGATION SLEEVES, SCHEDULE VALVES, AND PLANTING BEDS. PROVIDE TO INSTALLATION: PROVIDE PLANNING SHOW ALL IRRIGATION MATERIALS NECESSARY FOR EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT TO BE USED IN THE IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE, INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. CONTRACTOR SHALL PROVIDE ALL NECESSARY MANUALS HAVE BEEN ACCEPTED AND APPROVED.

2. PRESSURE PIPING: 150 PSIG (1035 KPA).
3. CURT AND DRAIN PIPING: 100 PSIG (680 KPA)
4. MAIN LINE: 16 TO CL-200 POLYETHYLENE CHLORIDE PIPE OR ASTM D 1785, PIPE 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS, AND SOCKET-OR-GASKET JOINTS OR APPROVED EQUIVALENT.
5. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
6. PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE FLANGE CONNECTIONS WITH RUBBER GASKET JOINTS.
7. LATERALS UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL BE JOINTED WITH RUBBER GASKET JOINT PIPE.
8. LATERAL LINES TO CL-200 PVC PIPE OR APPROVED EQUIVALENT.
9. DRIP TUBING: POLY TUBING OR APPROVED EQUIVALENT.
10. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPES SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
11. PLASTIC FITTINGS:
 - A. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES.
 - B. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC, INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
 - C. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
12. MINIMUM COVER:
 - A. IN LAWN AND PLANTING AREAS:
 - a. WADING: MINIMUM 18 INCHES BELOW FINISH GRADE.
 - b. LATERALS AND CONTROL VALVES: MINIMUM 12 INCHES BELOW FINISH GRADE.
 - B. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
 - C. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.