

PREPARED & SUBMITTED BY:

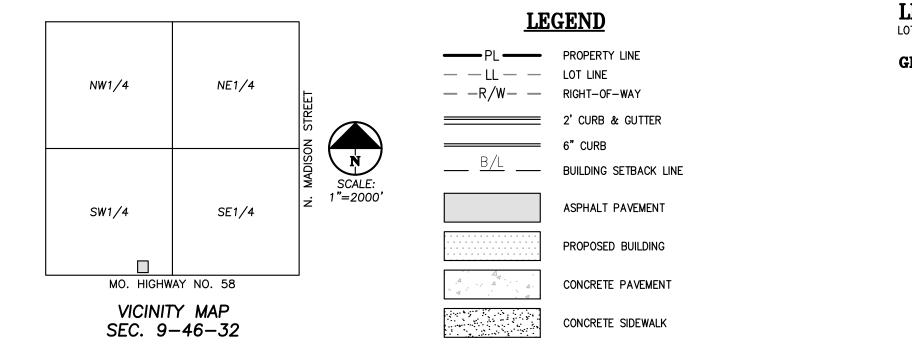
PHELPS ENGINEERING, INC. 1270 N. WINCHESTER OLATHE, KS 66061 913-393-1155 OFFICE 913-393-1166 FAX CONTACT: JUDD CLAUSSEN, P.E.

Know what's **below**. Call before you dig.

<u>UTILITY NOTES:</u> VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

DEVELOPER:

FORESIGHT REAL ESTATE SERVICES, LLC 105 NORTH STEWART COURT, SUITE 225 LIBERTY, MO 64068 CONTACT: JOHN DAVIS



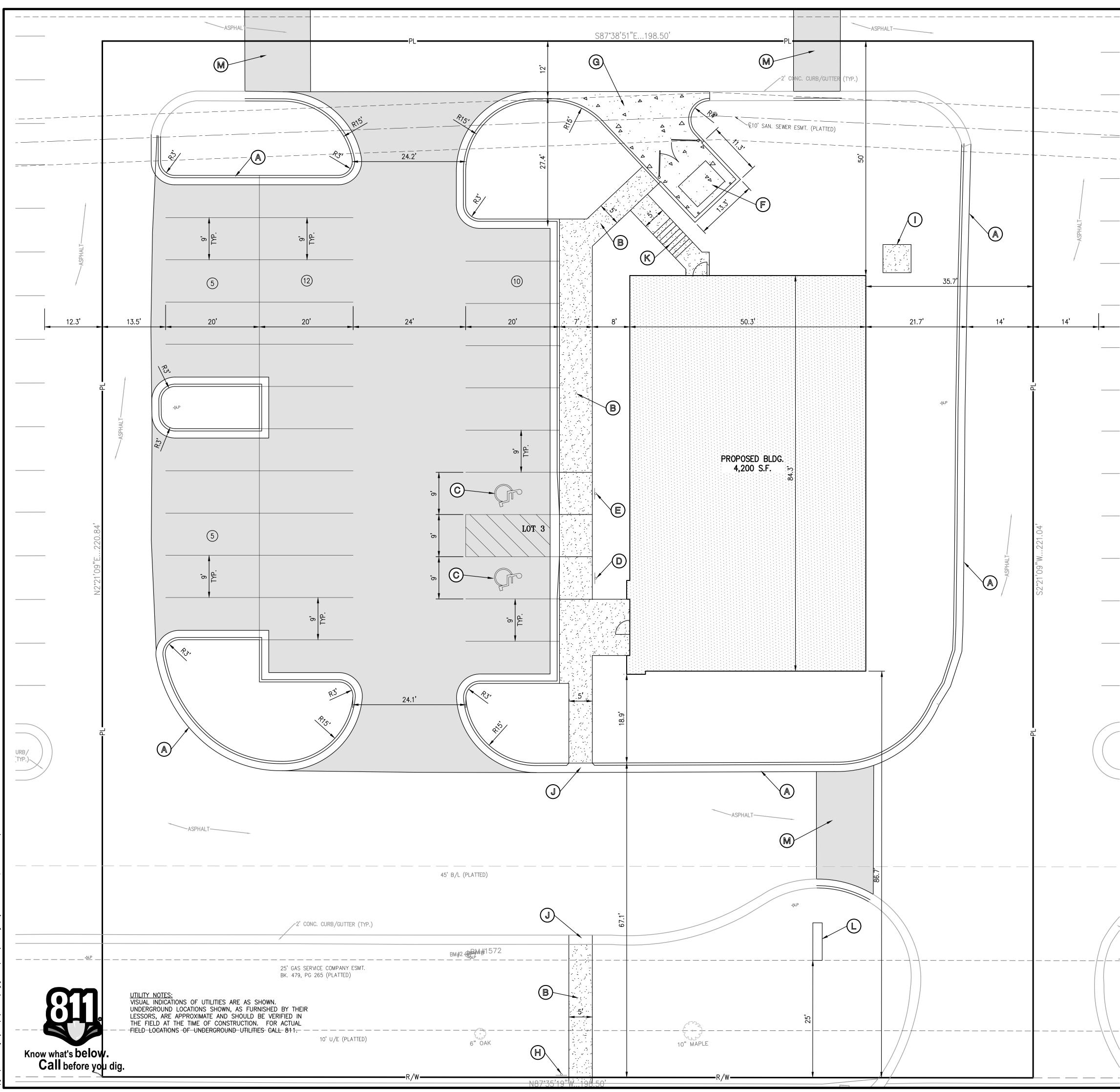
<u>OWNER:</u> RAYMORE GROUP, LLC 3955 W. 83RD STREET PRAIRIE VILLAGE, KS 66208 CONTACT: KYLIE STOCK

LEGAL DESCRIPTION: LOT 3, RAYMORE MARKET CENTER, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI. GROSS AREA = ± 1.0068 ACRES / $\pm 43,856$ SQ.FT.

SCALE: 1''=50'100'

SHEET CO

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SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:

A) City ordinances & O.S.H.A. Regulations.
 B) The City of Raymore, MO Technical Specifications and Municipal Code.

2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.

3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Raymore, MO, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.

4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.

5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.

7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. <u>SAFETY NOTICE TO CONTRACTOR:</u> In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

 BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
 ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.

3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.

5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70'F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60'F AND RISING. TWO COATS SHALL BE APPLIED.

LEGAL DESCRIPTION:

LOT 3, RAYMORE MARKET CENTER, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI.

GROSS AREA = ± 1.0068 ACRES / $\pm 43,856$ SQ.FT.

SITE KEY NOTES:

											-
(\mathbb{A})	CONSTRUCT PRIVATE 2' CURB & GUTTER (TYPICAL).		LEGEND								
B	CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).		<u>LEGEND</u>								
$\overline{\mathbb{C}}$	CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER STANDARD DETAIL.										
\square	INSTALL ACCESSIBLE PARKING SIGN.		2' CURB &								
E	INSTALL VAN ACCESSIBLE PARKING SIGN.	<u></u> <u>B/L</u>	6" CURB	ETBACK LINE	App.	-					
(\mathbb{F})	TRASH ENCLOSURE (RE: ARCHITECT PLANS)		Bv	` 	╞	\square		\vdash			
G	CONSTRUCT CONCRETE PAD FOR TRASH ENCLOSURE.		ASPHALT PAVEMENT PROPOSED BUILDING								
(\mathbb{H})	INSTALL "NON ADA ROUTE" SIGN. SEE SHEET C7.1 FOR DETAIL.		CONCRETE PAVEMENT								
	CONSTRUCT CONCRETE TRANSFORMER PAD (RE: UTILITY PLAN).		CONCRETE	CONCRETE SIDEWALK							
J	INSTALL LAYDOWN CURB & GUTTER AT SIDEWALK CONNECTION.		·								
(\mathbb{K})	CONSTRUCT CONCRETE STEPS W/ HANDRAIL ON EACH SIDE.			7	Revisions:						
	PROPOSED MONUMENT SIGN LOCATION (RE: BUILDING PLANS).										
	STREET PATCH & REPAIR FOR UTILITY INSTALLATION (SEE SHEET C4).	NW1/4	NE1/4	N STREET							
	-	SW1/4	SE1/4	NOSIGEW	Date						
		_			No.						
	L	MO. HIGHW	AY NO. 58			HNS	S	z		S	00
Site Are Zoning	C-3		Y MAP -46-32		0. 20117		APPROVED:		ring - L3-82 - E-391	CERTIFICATE OF AUTHORIZATION MISSOURI	/ING-200700112
Total Bu	d Building No. of Stories 1 Story uilding S.F. 4,200 S.F. rea Ratio (FAR) 0.0958			*	PROJECT NO	DATE:12-3-2020	CHECKED: DAF	CERTIFICATE OF AI KANSAS	ENGINEERING	CERTIFICATE	LAND SURVE
			$H \gg Z$	CH .			in a	in a state			

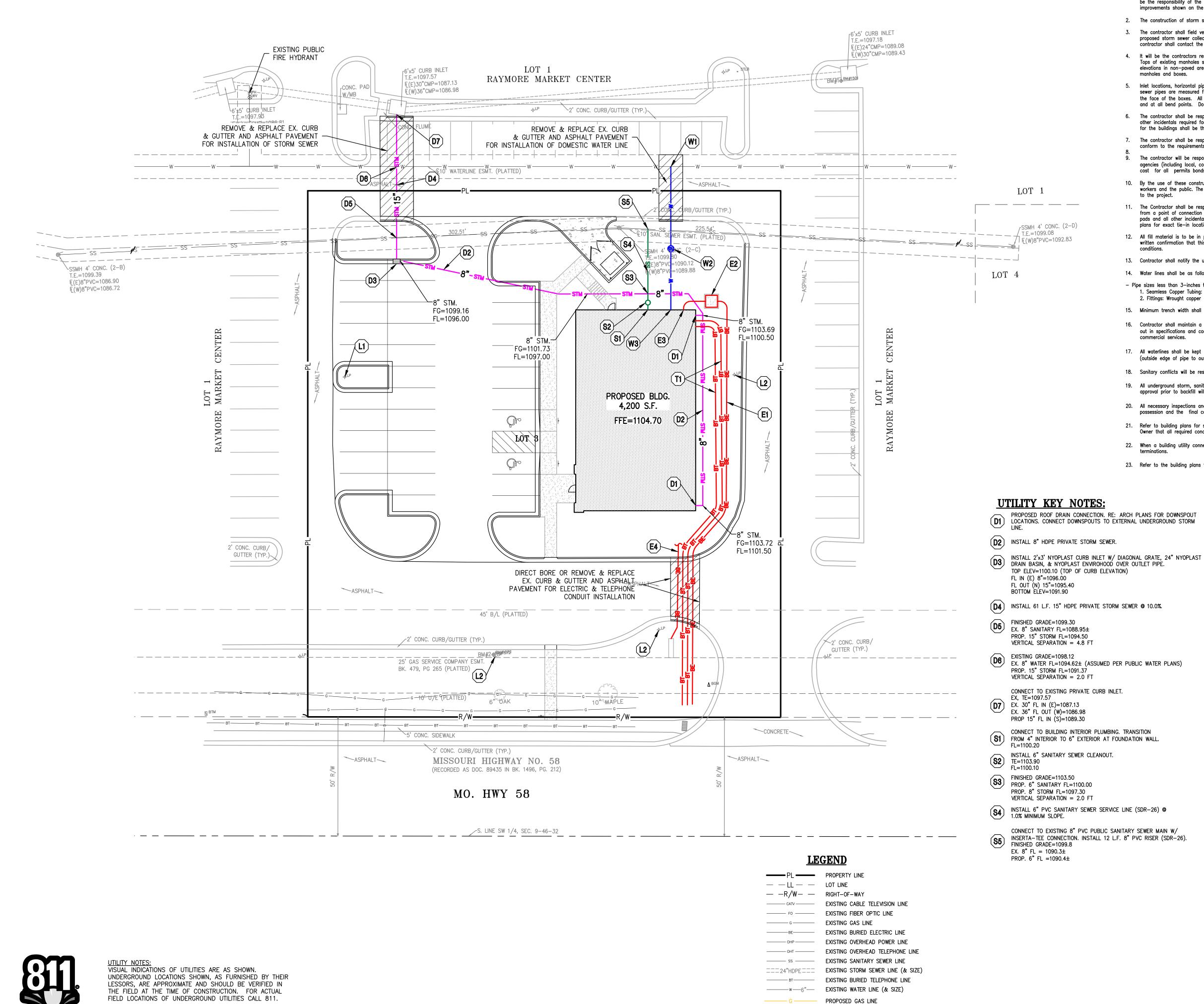
SCALE: 1"=10'

20

PARKING SUMMARY

Parking Provided – Lot 3	
Standard Parking Provided	30 Spaces
Handicap Accessible Parking Spaces Provided	2 Spaces
Total Parking Provided	32 Spaces
Parking Required:	
1 Space For Every 600 SF (Medical or Dental Clinic)	7 Spaces





-----BE------ PROPOSED BURIED ELECTRIC LINE

------ SS ------ PROPOSED SANITARY SEWER LINE

------ST---6" PROPOSED STORM SEWER

------BT---------PROPOSED BURIED TELEPHONE LINE



UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.

- 2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
- 3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- 4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- 5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
- 6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
- The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
- 10. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- 11. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- 12. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- 13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- 14. Water lines shall be as follows (unless otherwise shown on plans):
- Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following: 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
- 2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.
- 15. Minimum trench width shall be 2 feet.
- 16. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
- 17. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- 18. Sanitary conflicts will be resolved prior to permit issuance.
- 19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- 20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- 21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
- 22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility
- 23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

CONTRACTOR TO COORDINATE 1" TAP ON EXISTING MAIN FOR (W3) (E4)

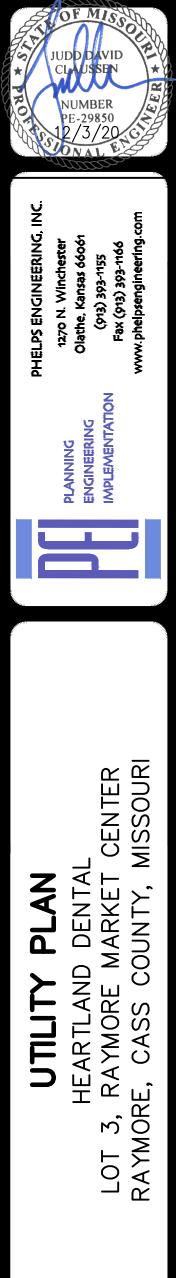
- PROPOSED DOMESTIC SERVICE LINE W/ WATER UTILITY. CONTACT WATER UTILITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. <u>OWNER WILL REIMBURSE</u> CONTRACTOR FOR ACTUAL METER & SYSTEM DEVELOPMENT FEES ASSESSED BY WATER UTILITY. PROVIDE AND INSTALL 1" PRIMARY WATER METER PIT PER CITY
- (W2) PROVIDE AND INSTALL 1" PRIMARY WATER METER OFF REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH CITY STANDARDS.
- 1-1/2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY, CONTRACTOR TO TRANSITION FROM 1" TO 1-1/2" AT THE POINT 5' DOWNSTREAM OF METER.
- INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW ELECTRIC (E1) INSTALL <u>PRIMARY</u> ELECTRICAL CONDUIT. FOLLOW ELECTRIC COMPANY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY **E2** INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- ELECTRIC ENTRY INTO BUILDING. FOLLOW ELECTRIC COMPANY REQUIREMENTS FOR SECONDARY SERVICE (REFER TO BUILDING ELECTRIC PLAN.)
- ROUTE ONE (1) 2" PVC SCH. 40 CONDUIT TO PROPOSED MONUMENT SIGN FOR SIGN LIGHTING.
- DISCONNECT AND REMOVE CONDUCTORS FROM EXISTING CONDUIT, INTERCEPT CONDUIT NEAR POLE BASE (SET BELOW GRADE SPLICE BOX IF NECESSARY) AND CIRCUIT THIS POLE BACK TO PANEL IN LOT 3 BUILDING ELECTRICAL ROOM.
- SET BELOW GRADE SPLICE BOX AND MAINTAIN FEED THROUGH (L2) SET BELOW GRADE SPLICE BOX AND MAINTAIN FEED THROUGH POWER FOR COMMON AREA LIGHTING BUT CIRCUIT THIS POLE BACK TO PANEL IN LOT 3 BUILDING ELECTRICAL ROOM.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE TWO (2) - 4" PVC SCH. 40 CONDUITS FROM BUILDING TO R/W. CONTRACTOR TO TERMINATE IN QUAZITE BOX WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING AND FEED POINT WITH TELEPHONE COMPANY.

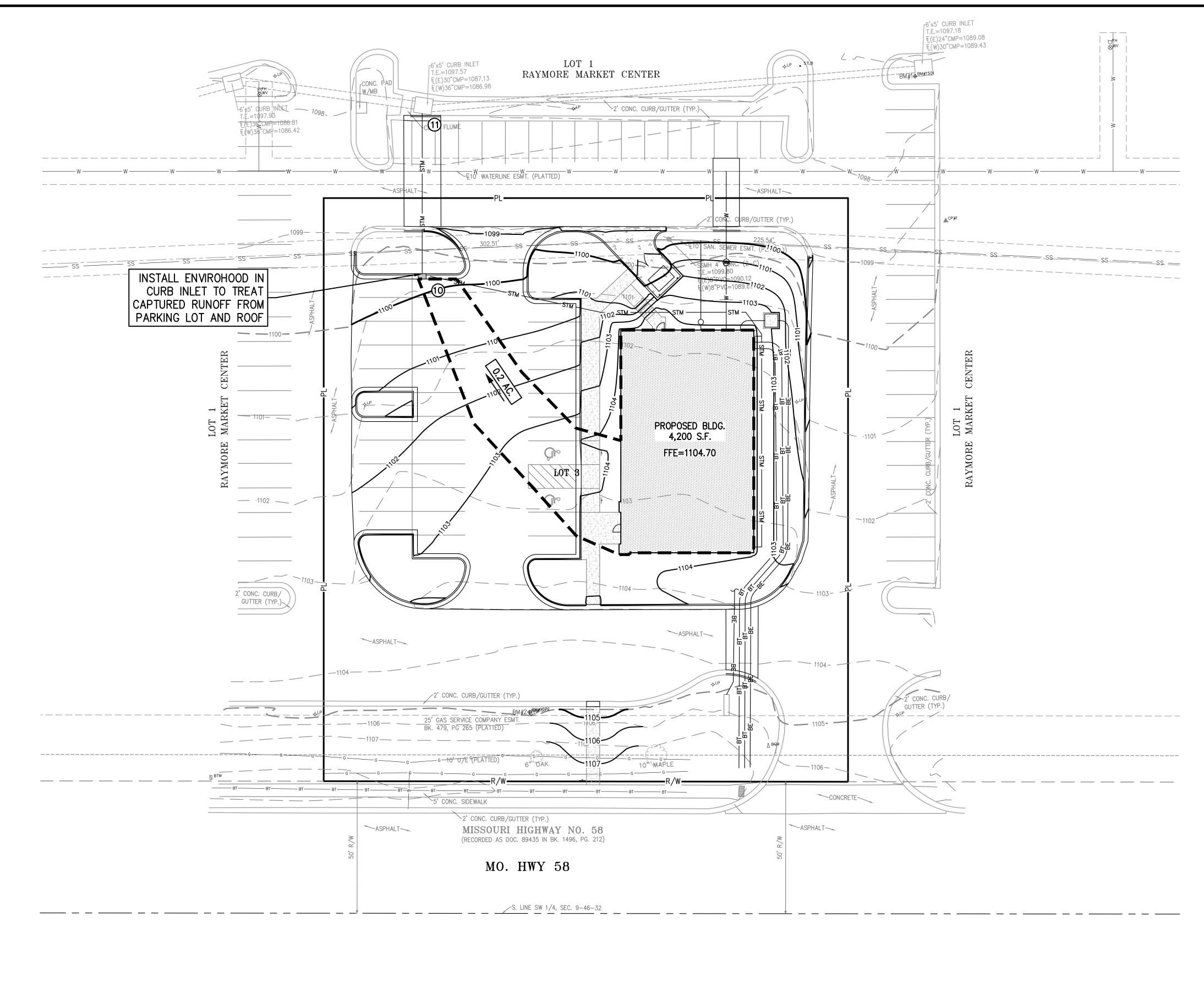
SCALE: 1"=20' 20'

40'

SHEET

,4





DESIG	DESIGN CRITERIA: K25 = 1.1; K100 = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 10 YEAR; A.I.= AREA INLET; J.B.= JUNCTION BOX; C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE=RIM ELEV MINUS FLOWLINE OUT.																					
	I. RUNOFF									III. PIPE DESIGN												
	S T	INCR	NCREMENTAL		CUMULATIVE						STRUCTURE			PIPE								
N L U I M E E R	R U C T U R E	RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	СхА	AREA "A" (ACRES)	СхА	SYSTEM TIME OF CONCENTRATION "T _c " AT STRUCTURE (MIN)	RAINFALL INTENSITY "I ₂₅ / I ₁₀₀ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K ₂₅ / K ₁₀₀ "	RUNOFF "Q ₂₅ / Q ₁₀₀ " (CFS)	Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe "TT" (min)	Velocity Full V _p (FPS)	Runoff Q ₂₅ (CFS)	
1	10	0.90	0.20	0.18	0.20	0.18	5.00	8.53	1.10	1.7	10	11	1100.10	15	61.00	1095.40	1089.30	0.1000	0.06	16.8	1.7	
								10.32	1.25	2.3												

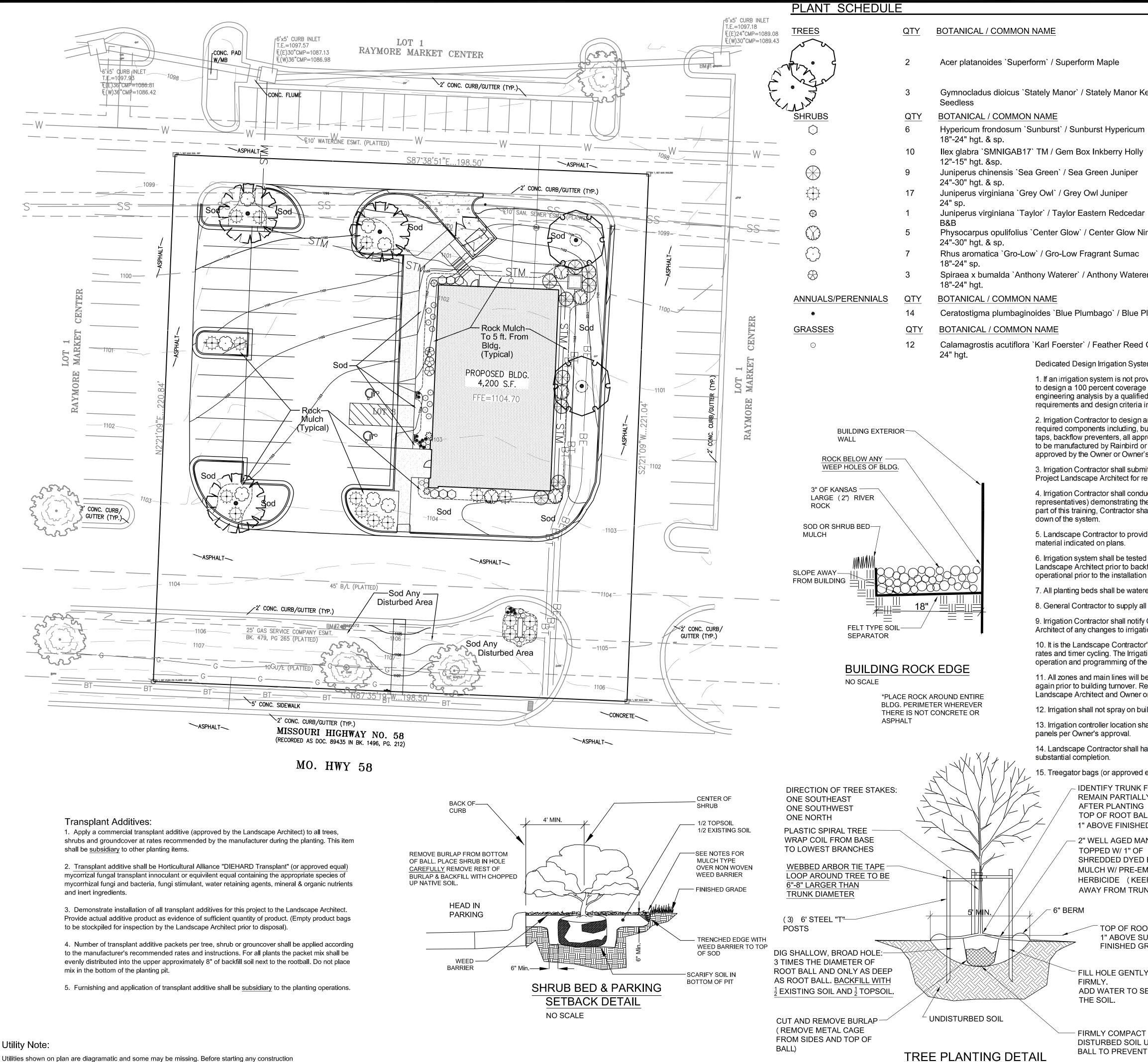
s-server/projects/P/201117/dwg/permit plans/DRAINAGE MAP.dwg Layout:1 Dec 04, 2020 - 12:15pm Daniel F



UTILITY NOTES: VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

STORM DRAINAGE CALCULATIONS





call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

15. Treegator bags (or approved equal) shall be used for all proposed trees on site. **IDENTIFY TRUNK FLARE TO** REMAIN PARTIALLY VISIBLE DISH WHEN ON —— SLOPED GROUND AFTER PLANTING TOP OF ROOT BALL TO BE **1" ABOVE FINISHED GRADE** STEEL FENCE POST - 2" WELL AGED MANURE TOPPED W/ 1" OF SHREDDED DYED BROWN MULCH W/ PRE-EMERGENT & DISH ON SLOPE HERBICIDE (KEEP MULCH 2" AWAY FROM TRUNK) - 6" BERM TOP OF ROOTBALL AT **1" ABOVE SURROUNDING** FINISHED GRADE

FILL HOLE GENTLY, BUT FIRMLY. ADD WATER TO SETTLE THE SOIL.

down of the system.

material indicated on plans.

panels per Owner's approval.

substantial completion.

NO SCALE

approved by the Owner or Owner's Representative.

operational prior to the installation of any plant materials.

7. All planting beds shall be watered by the irrigation system.

FIRMLY COMPACT ANY NEW OR DISTURBED SOIL UNDER ROOT BALL TO PREVENT SETTLING

			-							
	OONT	0.41	<u>G</u> E	ENERAL LANDSCAPE NOTES:						
<u>NAME</u>	<u>CONT</u>	CAL	1.	CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.						
rform` / Superform Maple	B & B	2.5"Cal	2.	CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.						
Stately Manor` / Stately Manor Kentucky Coffee Tree	B & B	2.5" cal.	3.	CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.						
N NAME	CONT		4.	CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT						
Sunburst` / Sunburst Hypericum	3 gal			APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.						
7` TM / Gem Box Inkberry Holly	3 gal		5.	ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE						
ea Green` / Sea Green Juniper	5 gal			MANUFACTURER'S INSTRUCTIONS.						
rey Owl` / Grey Owl Juniper	3 gal		6.	ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.						
aylor` / Taylor Eastern Redcedar	6ft.		7.	FERTILIZER FOR FESCUE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.						
S `Center Glow` / Center Glow Ninebark	5 gal		8.	CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS INCLUDING WEED CONTROL UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.						
ow` / Gro-Low Fragrant Sumac	3 gal									
thony Waterer` / Anthony Waterer Spiraea	3 gal		9.	PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.						
N NAME	CONT		10.	CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.						
noides `Blue Plumbago` / Blue Plumbago	1 gal		11.	. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHAL						
N NAME	CONT			BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.						
a `Karl Foerster` / Feather Reed Grass	3 gal		12.	ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL						
Dedicated Design Irrigation System:				NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.						
1. If an irrigation system is not provided with the Landscape Plans, the Contractor is to design a 100 percent coverage irrigation system, including comprehensive engineering analysis by a qualified Professional Engineer, using performance requirements and design criteria indicated per Owner's direction.				ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.						
2. Irrigation Contractor to design and install irrigation system required components including, but not limited to, rain shut	off sensor, c	ontroller,	14.	SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.						
taps, backflow preventers, all approvals, and all fees requir			15.	PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER						

INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.

16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.

17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.

MULCH SHALL BE 3" DEPTH OF KANSAS LARGE RIVER ROCK (2") SIZE OVER A FELT 18 TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE AROUND BLDG. OTHER BEDS SHALL RECEIVE 3" OF DYE BROWN SHREDDED HARDWOOD MULCH OVER SOIL SEPARATOR AS LABELED. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.

19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.

- 20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
- SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM INCLUDING PUBLIC RIGHT-OF-WAYS TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION .

9. Irrigation Contractor shall notify Owner's Representative or Project Landscape Architect of any changes to irrigation conduit locations or sizes.

10. It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Owner on the operation and programming of the controller.

11. All zones and main lines will be pressure-tested at the time of installation and again prior to building turnover. Results shall be submitted in writing to Project Landscape Architect and Owner or Owner's Representative.

12. Irrigation shall not spray on building, sidewalks, and drives.

to be manufactured by Rainbird or Hunter unless alternate manufacturer is expressly

3. Irrigation Contractor shall submit a copy of plan to Owner's Representative or

representatives) demonstrating the operation of the system and the controller. As

part of this training, Contractor shall provide one spring start-up and one fall shut-

5. Landscape Contractor to provide cost estimates for irrigation system for all plant

6. Irrigation system shall be tested and approved by Owner's Representative or

Landscape Architect prior to backfilling trenches. Irrigation system shall be fully

8. General Contractor to supply all power required to operate irrigation system.

Project Landscape Architect for review prior to installation of system.

4. Irrigation Contractor shall conduct a training session with the owner (or

13. Irrigation controller location shall be coordinated with other wall-mounted service

14. Landscape Contractor shall hand-water all trees, and turf grass areas until





Oppermann LandDesign, LLC and Planning 🌞 Landscape Architecture. 18990 West 117th Street pete@opperland.com Olathe, Kansas 66061 913.894.9407

Landscape Plan

- STEEL FENCE POST

_EDGE OF HOLE

STAKING PLAN

EDGE OF BALL

STEEL FENCE POST

SCALE 1"= 20'