

# ARMSTRONG PARK IMPROVEMENTS

## CITY OF GRAIN VALLEY, MISSOURI

### LRA PROJECT NO. 0322006.03

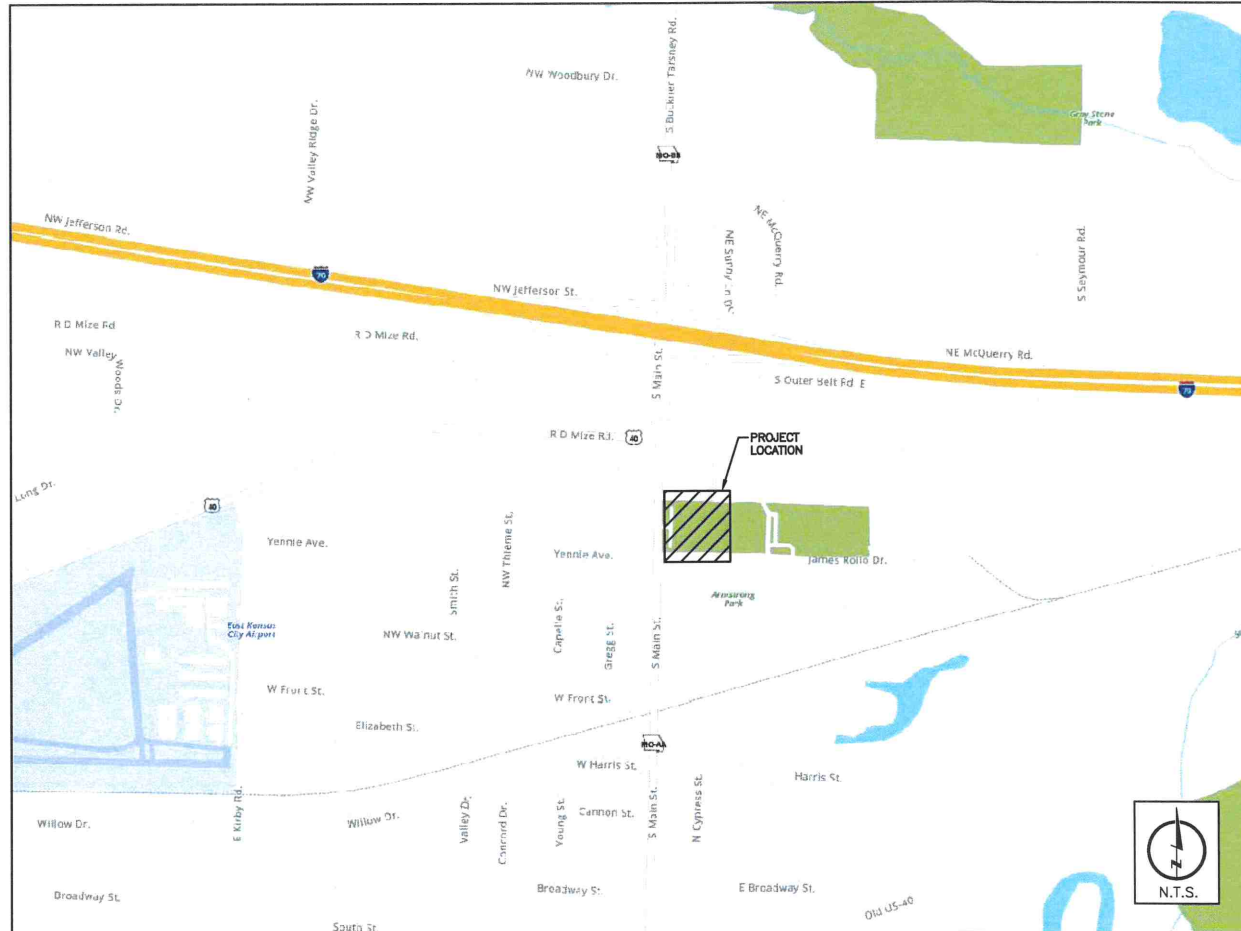


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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. COORDINATE NECESSARY RELOCATIONS WITH UTILITY COMPANIES.

#### INDEX OF SHEETS

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08	LANDSCAPE NOTES AND DETAIL SHEET



LOCATION MAP

#### UTILITY CONTACTS

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[PMARTIN@CITYOFGRAINVALLEY.ORG](mailto:PMARTIN@CITYOFGRAINVALLEY.ORG)  
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CITY ENGINEER  
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SENIOR TRAFFIC SPECIALIST  
O: 816-607-2185  
C: 816-835-5612  
F: 816-622-0440

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TRI-COUNTY WATER AUTHORITY  
JOHN OVERSTREET  
GENERAL MANAGER  
28405 EAST BLUE VALLEY ROAD  
INDEPENDENCE, MO 64058  
816-796-4100 EXT. 204

JACKSON COUNTY PWSO 17  
JASON HERMAN  
102 3RD STREET, PO BOX 256  
GRAIN VALLEY, MO 61029-0000  
816-229-3838

ELECTRIC  
EVERGY  
BLUESPRINGS CENTER  
1105 SE US-40 HWY  
BLUE SPRINGS, MO 64014  
GARY JONES  
O: 816-220-5216  
C: 816-813-1988  
[GARY.JONES@KCPL.COM](mailto:GARY.JONES@KCPL.COM)

CENTURY LINK  
1800-788-3500


COMCAST  
816-358-5444


SPIRE  
816-969-2200

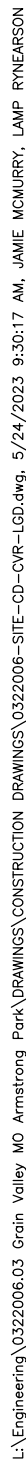
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AT&T CWO ENGINEERING  
O: 913-727-9809  
C: 913-669-4576  
[RB1697@ATT.COM](mailto:RB1697@ATT.COM)  
RELOCATION WORK ORDER  
1-866-457-0777

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RYNEARSON**

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FORT COLLINS, COLORADO  
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KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440  
[LAMPRYNEARSON.COM](http://LAMPRYNEARSON.COM)

APPROVED:  DATE: 5/24/2023  
DANIEL G. MILLER, PE  
LAMP RYNEARSON

APPROVED:  DATE: 5/24/2023  
RICHARD TUTTLE, CITY ENGINEER  
GRAIN VALLEY, MISSOURI



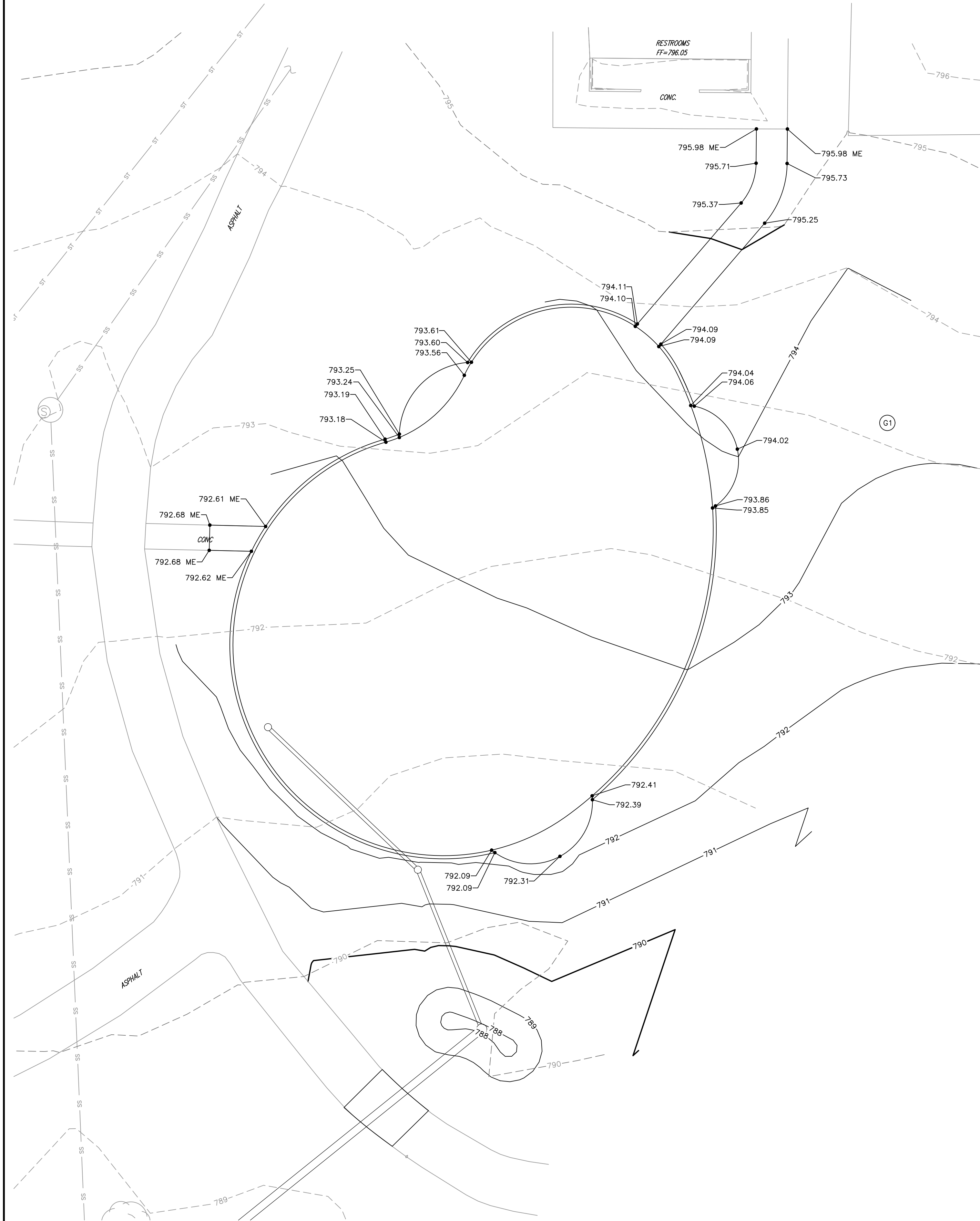
Item No.	Item Description	Unit	Estimated Quantity
1	Mobilization	LS	1
2	Sidewalk (4")\Concrete)\KCMMB4K	SF	534
3	Playground Curb (Concrete)\KCMMB4K	LF	262
4	Poured-In-Place Playground Surfacing With PC Concrete Base (KCMMB4K)	SF	4895
5	Play Equipment 'Age 5-12 Play Structure'	EA	1
6	Play Equipment 'Age 2-5 Play Structure'	EA	1
7	Play Equipment 'Rotating Disc '	EA	1
8	Play Equipment 'Spica 1'	EA	1
9	Play Equipment 'Cone Twister Small'	EA	1
10	Play Equipment 'Fairy Tale Seesaw'	EA	1
11	3-Bay Swing with (2) multi-user, (1) tot, and (1) saucer	EA	1
12	Swing 'Type-Accessible'	EA	1
13	12" Storm Sewer (HDPE)	LF	98
14	6" Storm Sewer (HDPE)	LF	62
15	Inlet (18") (Area) (Nyoplast Heavy Duty Inline Dome Grate Assy)	EA	1
16	Inlet (12") (NDS Low Profile Catch Basin)	EA	1
17	Junction Box (12")\Nyoplast Heavy Duty w/Solid Cover)	EA	1
18	Pipe Connection to Existing Structure	EA	1
19	Inlet Apron (6")\Concrete)\KCMMB4K	SF	28
20	Grading	LS	1
21	Erosion Control	LS	1
22	Construction Staking	LS	1
<b>To be Completed by City</b>			
23	Clear And Grub Tree (12" To 24" DBH) (To be completed by City)	EA	3
24	6' W Bench (To be completed by City)	EA	3
25	Site Signage (To be completed by City)	EA	1
26	Rain Garden (To be completed by City)	SF	85
27	Clearing, Grubbing, Demolition (To be completed by City)	LS	1
28	ADA Signage and Pavement Marking (To be completed by City)	LS	1
29	Seeding, Fertilization and Mulching (To be completed by City)	LS	1

	AC UNIT
	BENCH
	BENCHMARK
	BUSH
	CONIFEROUS TREE
	CONTINUE SYMBOL
	CONTROL POINT
	DECIDUOUS TREE
	DOWN SPOUT
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	UTILITY VAULT
	FES - FLARED END SECTION

	FIBER OPTIC PULLBOX		SAN CLEANOUT		SPOT ELEVATION
	FIRE HYDRANT		SANITARY MANHOLE		FLOWLINE
	FLAGPOLE		SECTION CORNER		INVERT ELEVATION
	GAS CURB STOP		SIGN		MANHOLE
	GAS METER		STOP SIGN		FLARED END SECTION
	GAS WARNING SIGN		STORM MANHOLE		POLYVINYL CHLORIDE
	GRATE INLET		STORM PIPE END		VITRIFIED CLAY PIPE
	HANDICAP SIGN		TELEPHONE PEDESTAL		CORRUGATED PLASTIC PIPE
	HANDICAP SYMBOL		TELEPHONE PULLBOX		CONCRETE
	LIGHT POLE		TREE DECIDUOUS		ASPHALT
	LIGHT YARD		WATER METER		
	MONUMENT FOUND		WATER VALVE		
	POWER POLE		WELL		CHAIN LINK FENCE

## SHEET

L:\Engineering\0322006.03 Grain Valley MO Armstrong Park\DRAWINGS\CONSTRUCTION\DRAWINGS\0322006-SITE-CD-G6-P4H-G6-BET.dwg, 5/24/2023 1:29:43 AM, JAME MCMURRY, LAMP RYNEARSON

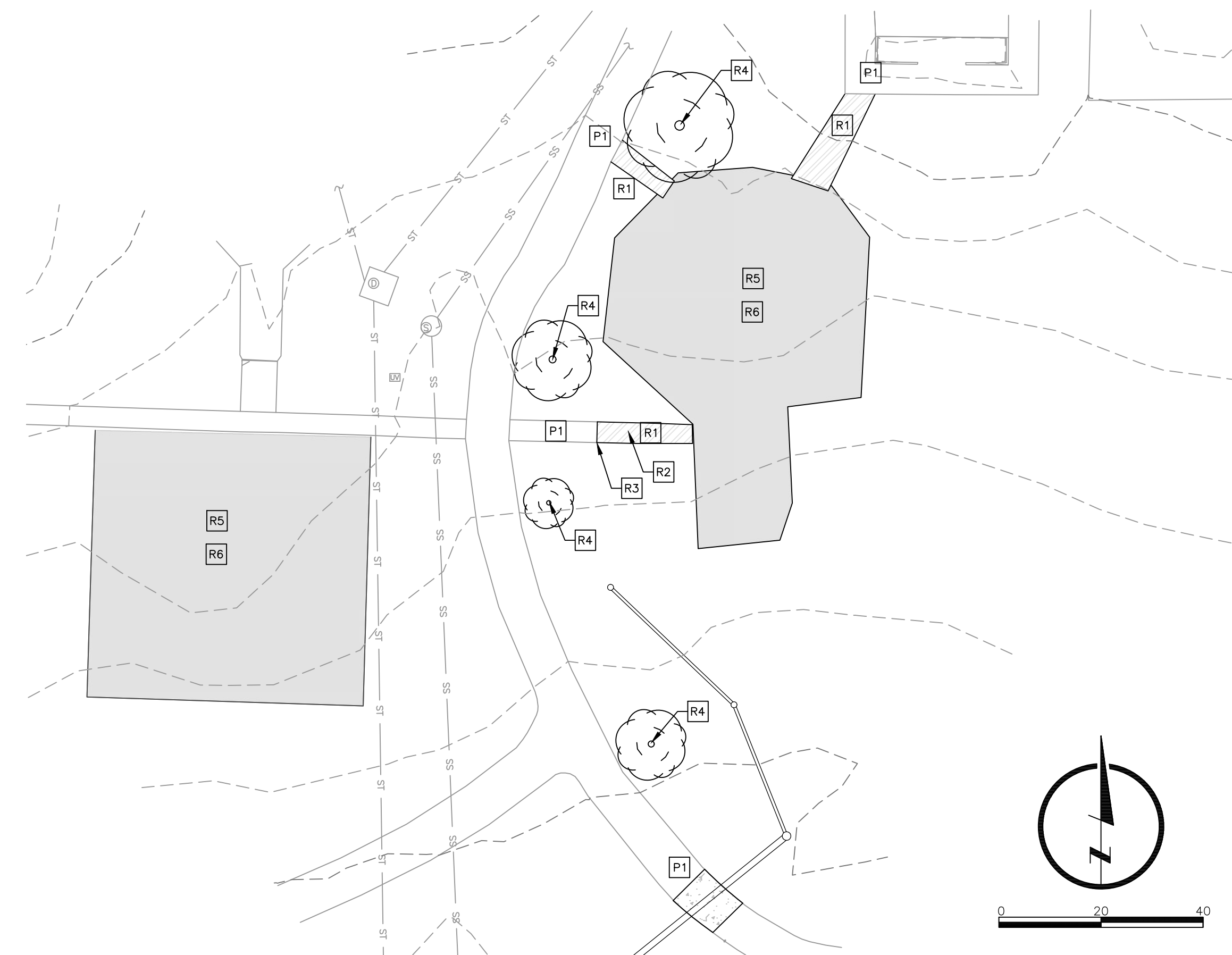


#### ELEVATION NOTES

1. PROPOSED CONTOURS ARE FINISHED GRADE/TOP OF PAVEMENT ELEVATIONS, NOT SUBGRADE ELEVATIONS.
2. ALL SPOT ELEVATIONS IN PAVEMENT ARE TOP OF SLAB UNLESS NOTED OTHERWISE.

#### G GRADING KEYNOTES

- G1. CONSTRUCT SURFACE RESTORATION FOR ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. MATTING SHALL BE NORTH AMERICAN GREEN ERONET S150 EROSION CONTROL BLANKET OR APPROVED EQUAL.



2

#### REMOVALS PLAN

P

#### PROTECT KEYNOTES

- P1. PROTECT PAVEMENT.

R

#### REMOVAL KEYNOTES

- R1. REMOVE PAVEMENT, BY OWNER.
- R2. SAW-CUT PAVEMENT FULL-DEPTH WITH NEAT, VERTICAL EDGE. CONTRACTOR SHALL REVIEW PAVEMENT REMOVAL LIMITS WITH OWNER'S REPRESENTATIVE AND ENGINEER IN THE FIELD PRIOR TO SAW-CUT.
- R3. PAVEMENT SHOULD BE REMOVED AT NINETY PERCENT TO NEAREST JOINT.
- R4. CLEAR AND GRUB TREE, BY OWNER.
- R5. REMOVAL OF PLAYGROUND, BY OWNER.
- R6. REMOVAL OF PLAY SURFACING, EDGING, AND LINER, BY OWNER.

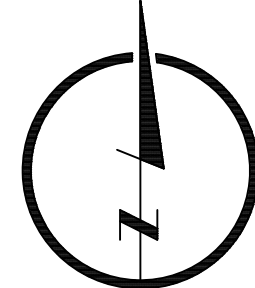
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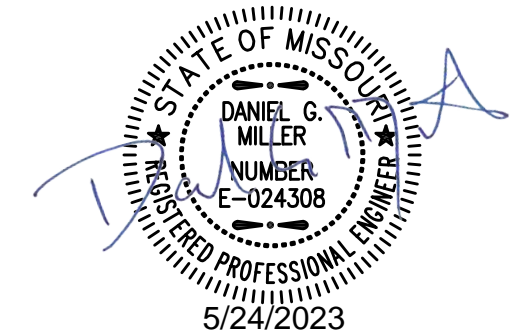
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0 10 20



DANIEL G. MILLER

PE - 024308

#### GRADING AND REMOVAL PLAN SHEET

ARMSTRONG PARK IMPROVEMENTS  
CITY OF GRAIN VALLEY, MISSOURI



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REVISIONS

DESIGNER / DRAFTER

S. HOWLAND / J. MCMURRY

DATE

05-24-2023

PROJECT NUMBER

0322006.03

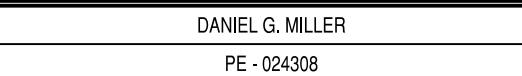
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

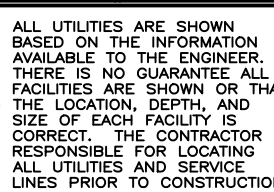
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SHEET

03



**ARMSTRONG PARK IMPROVEMENTS**  
**CITY OF GRAIN VALLEY, MISSOURI**



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## REVISIONS

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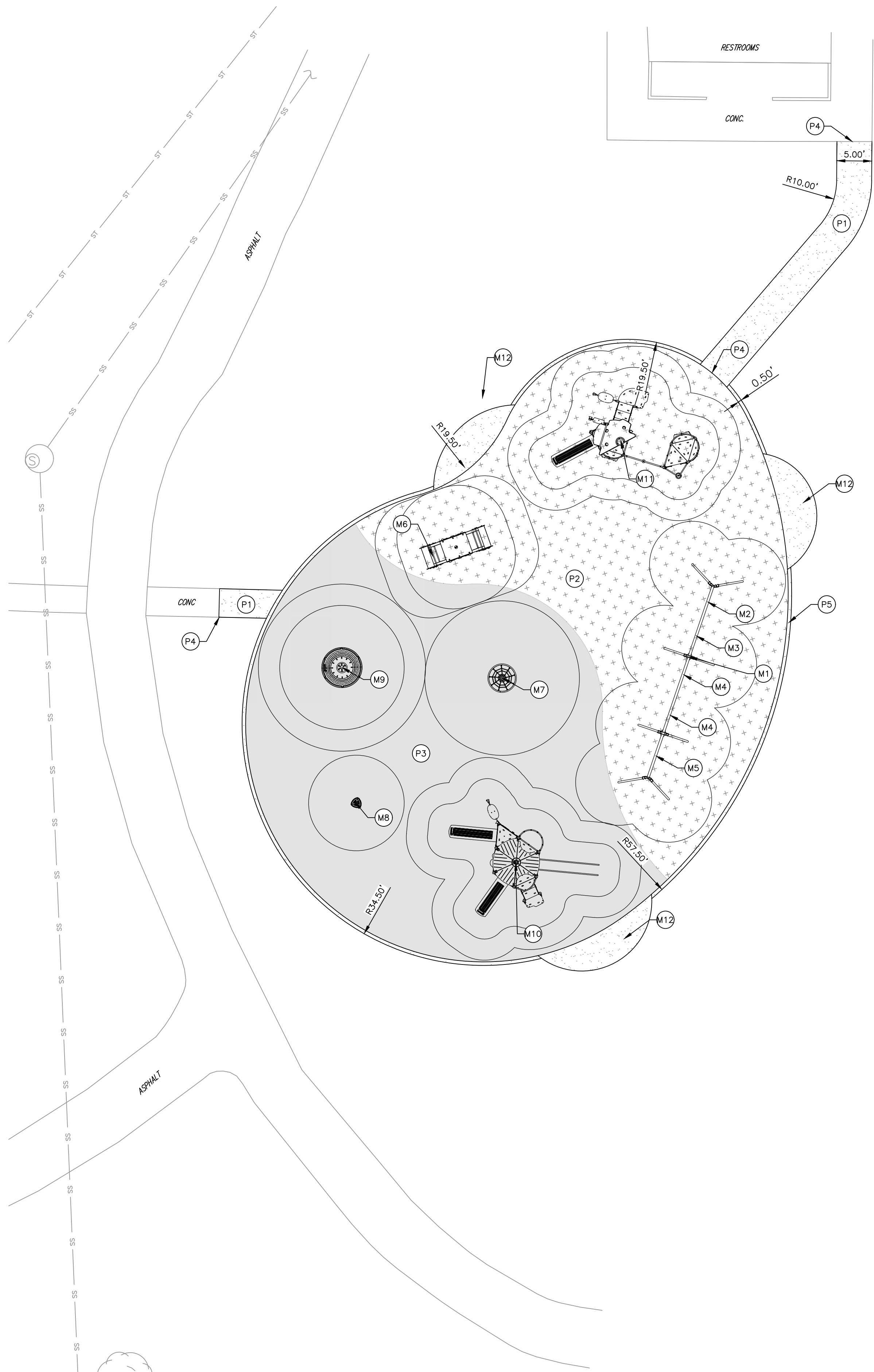
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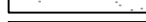
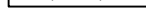


MISSOURI AU

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04



**(P) PAVING**

- |   |   |
|---|---|
|  | <p>P1. CONSTRUCT SIDEWALK 4" THICK CONCRETE KCMMB4K</p>   |
|  | <p>P2. INSTALL POURED-IN-PLACE DURA PLAY SURFACING SYSTEM, COLOR (50% BLACK-DP00, 25% BLUE-DP20, AND 25% LIGHT BLUE-DP22. WITH PC CONCRETE BASE, SEE POUR-IN-PLACE SAFETY SURFACING DETAIL ON SHEET 06.</p> |
|  | <p>P3. INSTALL POURED-IN-PLACE DURA PLAY SURFACING SYSTEM, COLOR (50% BLACK-DP00, 25% BEIGE-DP30, AND 25% YELLOW-DP41. WITH PC CONCRETE BASE, SEE POUR-IN-PLACE SAFETY SURFACING DETAIL ON SHEET 06.</p>    |
|  | <p>P4. CONSTRUCTION 1/2" EXPANSION JOINT WITH POLYSULFIDE SEALANT BETWEEN BACK OF CURB AND SIDEWALK.</p>  |
|  | <p>P5. PLAYGROUND CURB CONCRETE KCMMB4K, SEE PLAYGROUND CURB DETAIL ON SHEET 06.</p>  |

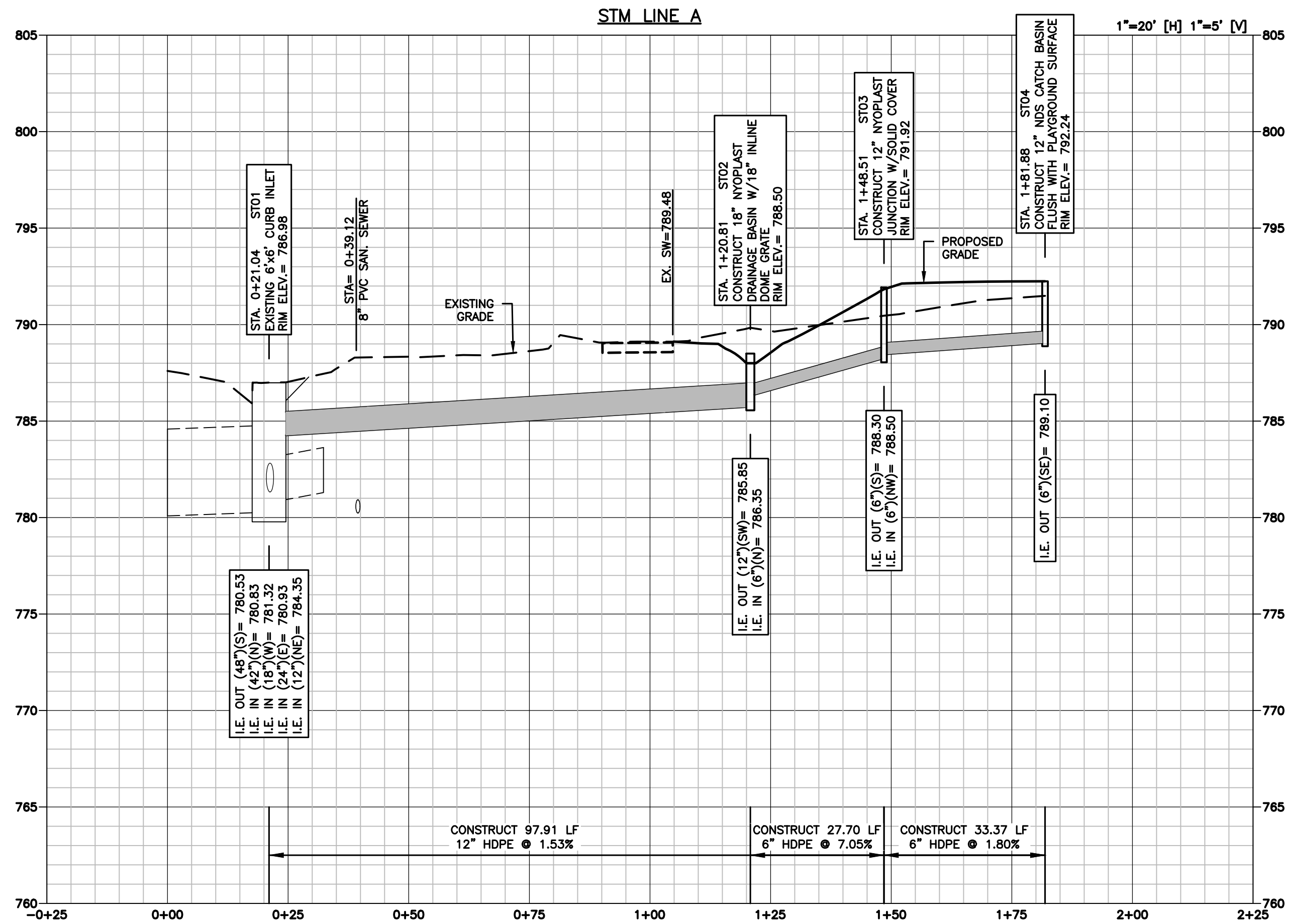
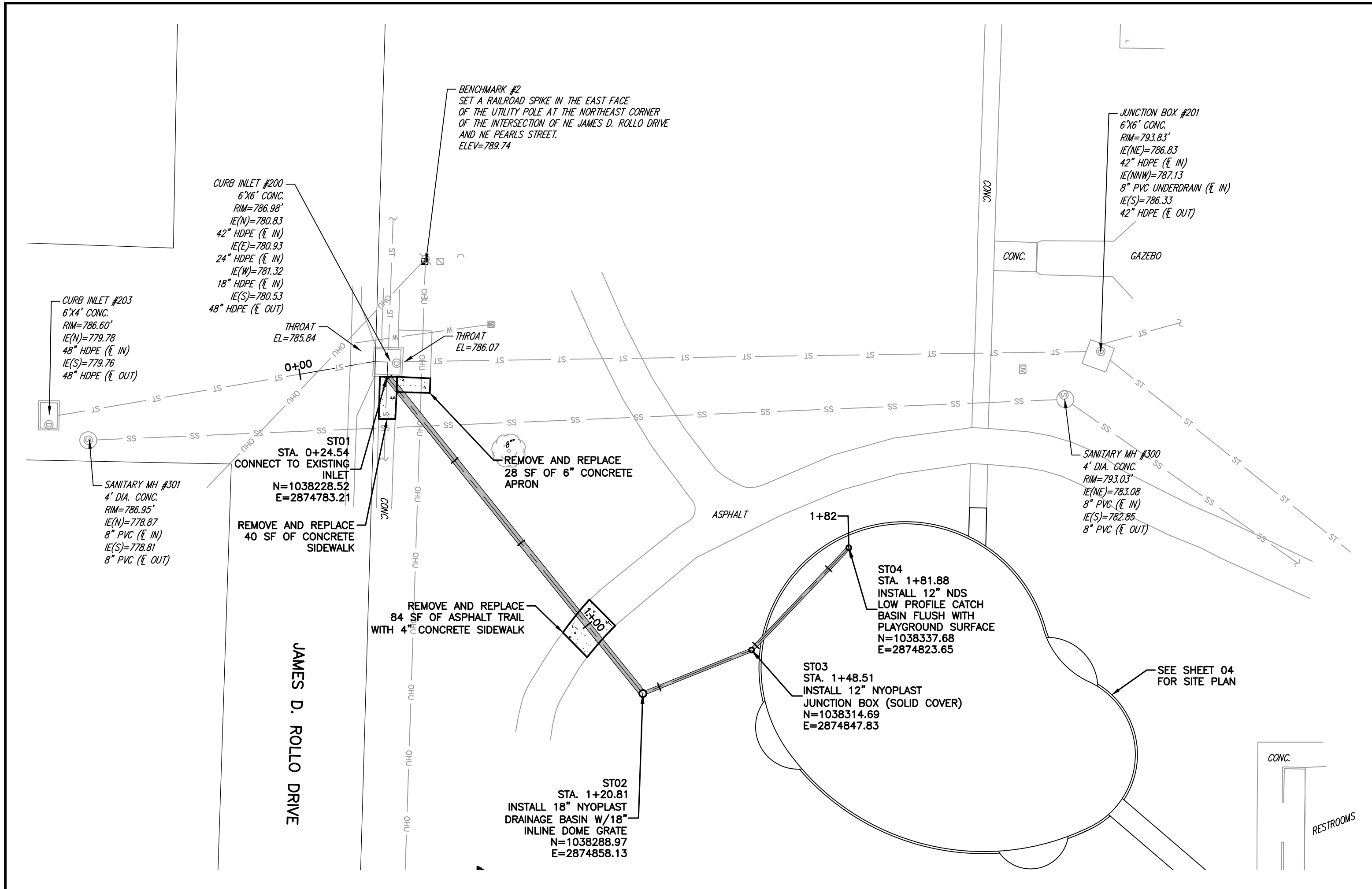
(M) MISCELLANEOUS

- M1. CONSTRUCT 5-SEAT FRAME H2.5M, STEEL MODEL #KSW935-CUSTOM, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M2. INSTALL BABY AND TODDLER SEAT MODEL #SW990204, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M3. INSTALL INCLUSIVE SEAT MODEL #SW990205, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M4. INSTALL DUO SWING SEAT MODEL #SW990201, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M5. INSTALL SHELL NEST, 47IN WIDE MODEL #SW990111, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M6. CONSTRUCT FAIRY TALE SEESAW MODEL #M17601-12p, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M7. CONSTRUCT CONE TWISTER SMALL MODEL #COR203101-1112, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M8. CONSTRUCT SPICA 1 #GXY8014, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M9. CONSTRUCT ROTATING DISC #GXY959010-3717, BY KOMPAN. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M10. CONSTRUCT AGE 5-12 PLAY STRUCTURE: MEGA DECK, UPPER DECK-CLASSIC PE SLIDE, IN-GROUND 90CM MODEL # PCM111831-0901. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M11. CONSTRUCT AGE 2-5 PLAY STRUCTURE: TRENDSETTER SKY-INGROUND MODEL # PCZ205531-0901. CONTRACTOR SHALL SUBMIT LAYOUT DIMENSIONS AND SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING/INSTALLING. SEE WWW.KOMPAN.COM/EN/US FOR MORE INFORMATION.
- M12. PARK BENCH PROVIDED BY CITY.

SIDEWALK NOTES – PRIVATE

1. SIDEWALK SUBGRADE TO A DEPTH OF 6 INCHES AND TO A WIDTH OF 6 INCHES OUTSIDE OF SIDEWALK EDGES SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE. (SEE SHEET 06)

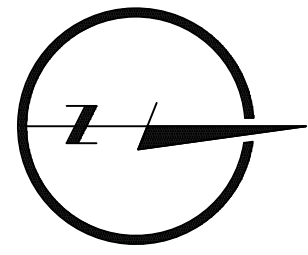
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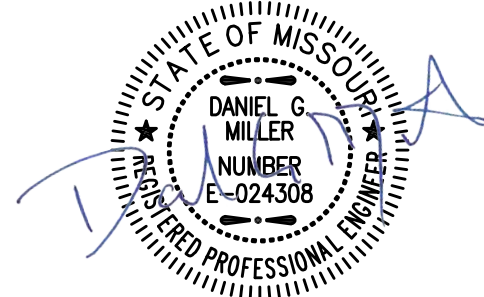
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5/24/2023

DANIEL G. MILLER

PE - 024308

STORM SEWER PLAN/PROFILE SHEET

ARMSTRONG PARK IMPROVEMENTS  
CITY OF GRAIN VALLEY, MISSOURI



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REVISIONS

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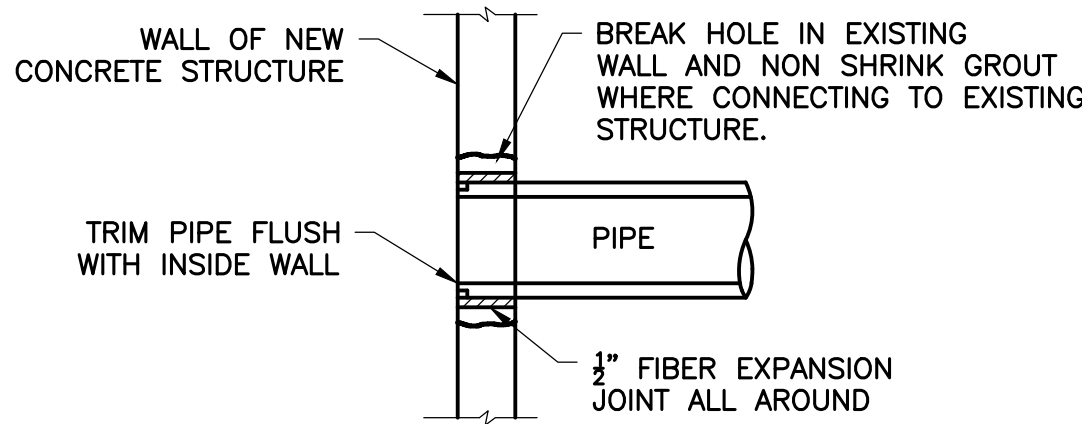
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MISSOURI AUTHORIZATION NUMBER

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SHEET

05

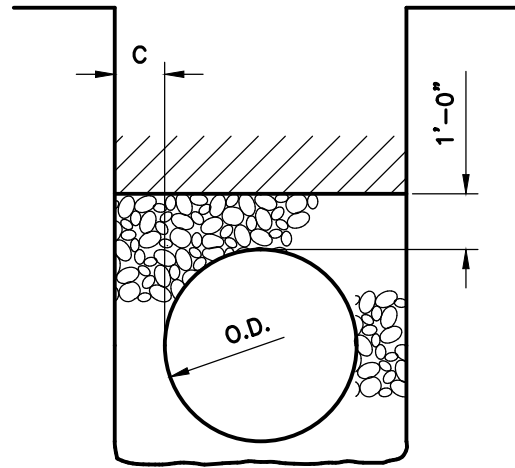


AT EXISTING STRUCTURE

ADD'NL. REINF. AT NEW CONC. STRUCTURE

PIPE CONNECTION TO CONCRETE STRUCTURE  
(NO DIRECT PAYMENT)

4 - #5 BARS  
L = 2 1/2 TIMES PIPE O.D.  
(CUT OFF STEEL AS REQUIRED WHERE PIPES ARE NEAR OR EXTEND PARTIALLY ABOVE TOP OF WALLS).

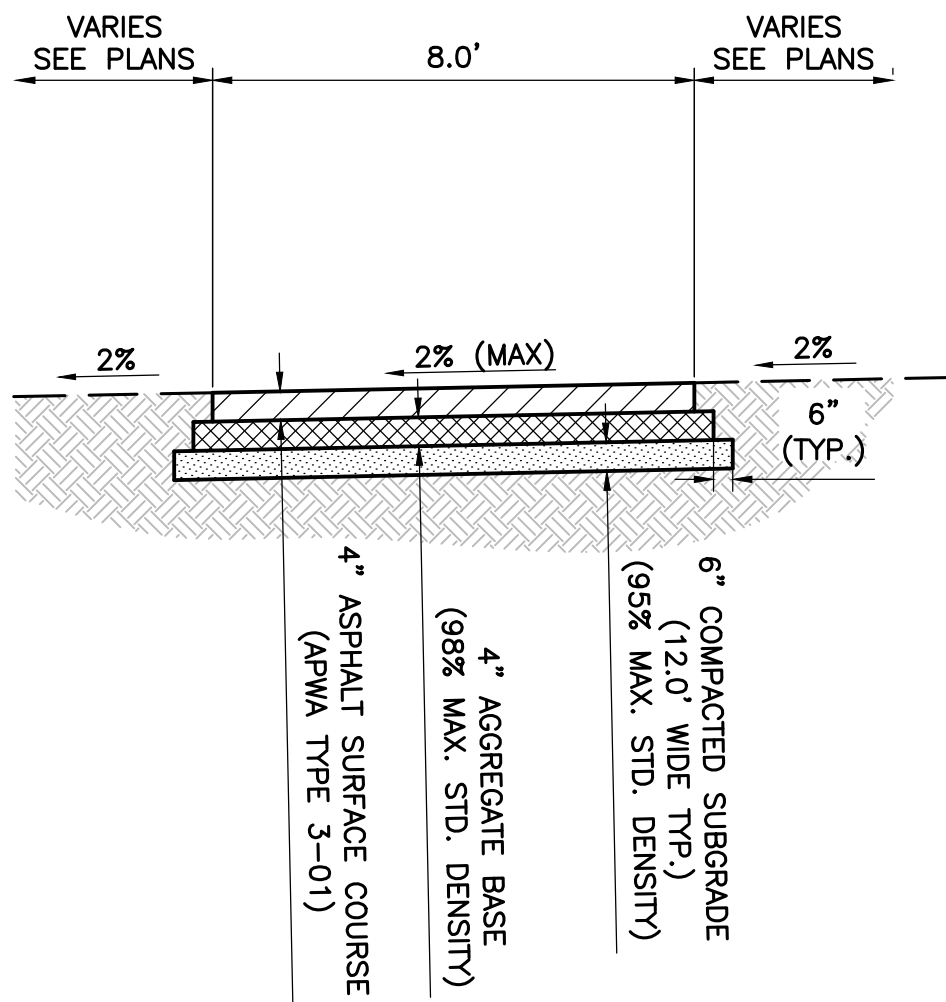


FLEXIBLE PIPE BEDDING

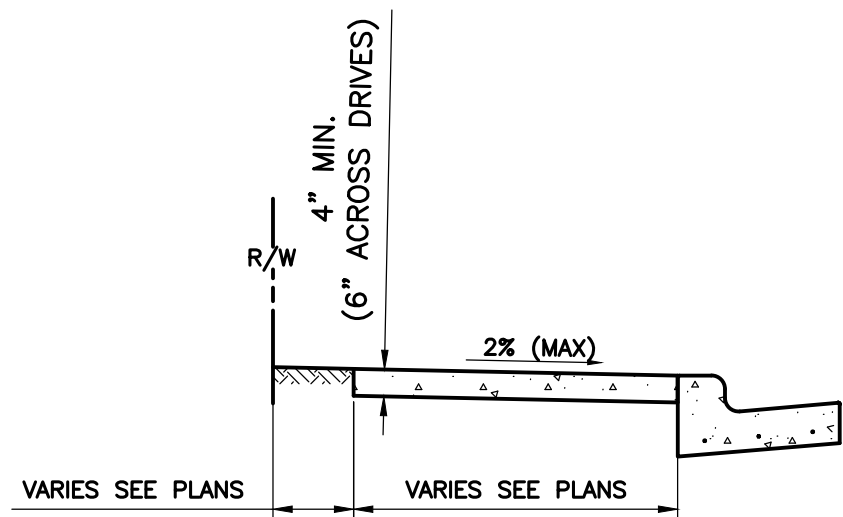
NOTES:

- A & C = ABSOLUTE MIN. CLEARANCE FROM PIPE WALL TO ANY PROJECTION OF TRENCH BOTTOM OR WALL.  
A = (EARTH EXCAVATION) 2", CLASS B.  
A = (ROCK EXCAVATION) 6", CLASS B.  
C = 8" MINIMUM
- W = TRENCH WITH AT A LEVEL 6" ABOVE TOP OF PIPE.  
W = MINIMUM OF 16" PLUS (O.D., O.S. OR S).  
W = MAXIMUM OF 24" PLUS (O.D., O.S. OR S).
- WHERE SCREENING SHOWN, FORM BED WITH SREED CUT TO EXACT SHAPE OF PIPE BOTTOM.
- = GRANULAR FILL  
SEE SPECIFICATIONS
- = BACKFILL TO TOP OF PIPE  
SEE SPECIFICATIONS
- ALL BEDDING CLASS B.
- SEE SPECIFICATIONS FOR TRENCH BOTTOM STABILIZATION, IF REQUIRED.
- SEE ROADWAY TRENCH DETAILS IF IN ROADWAY.

PIPE EMBEDMENT DETAILS



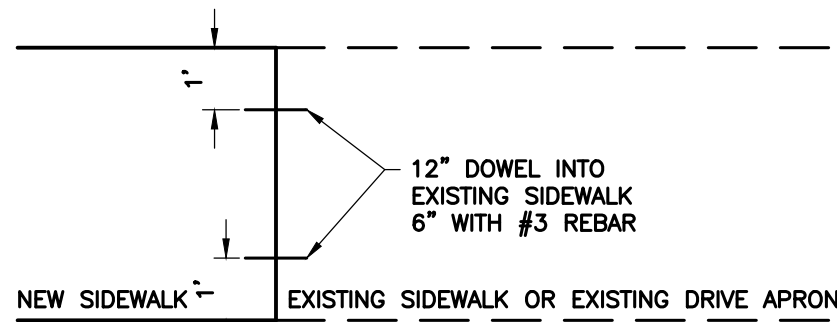
ASPHALT TRAIL DETAIL



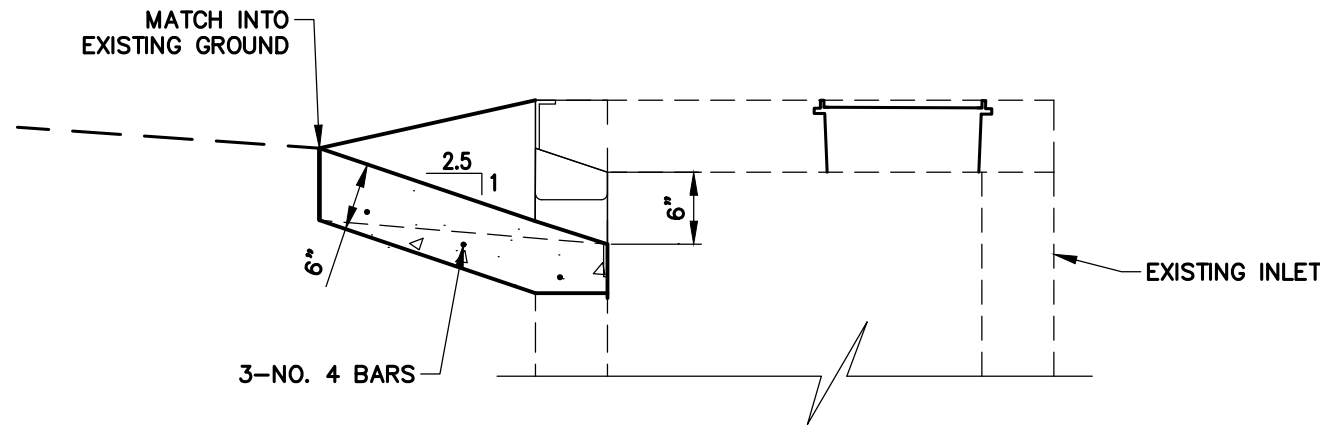
STANDARD SIDEWALK

NOTES:

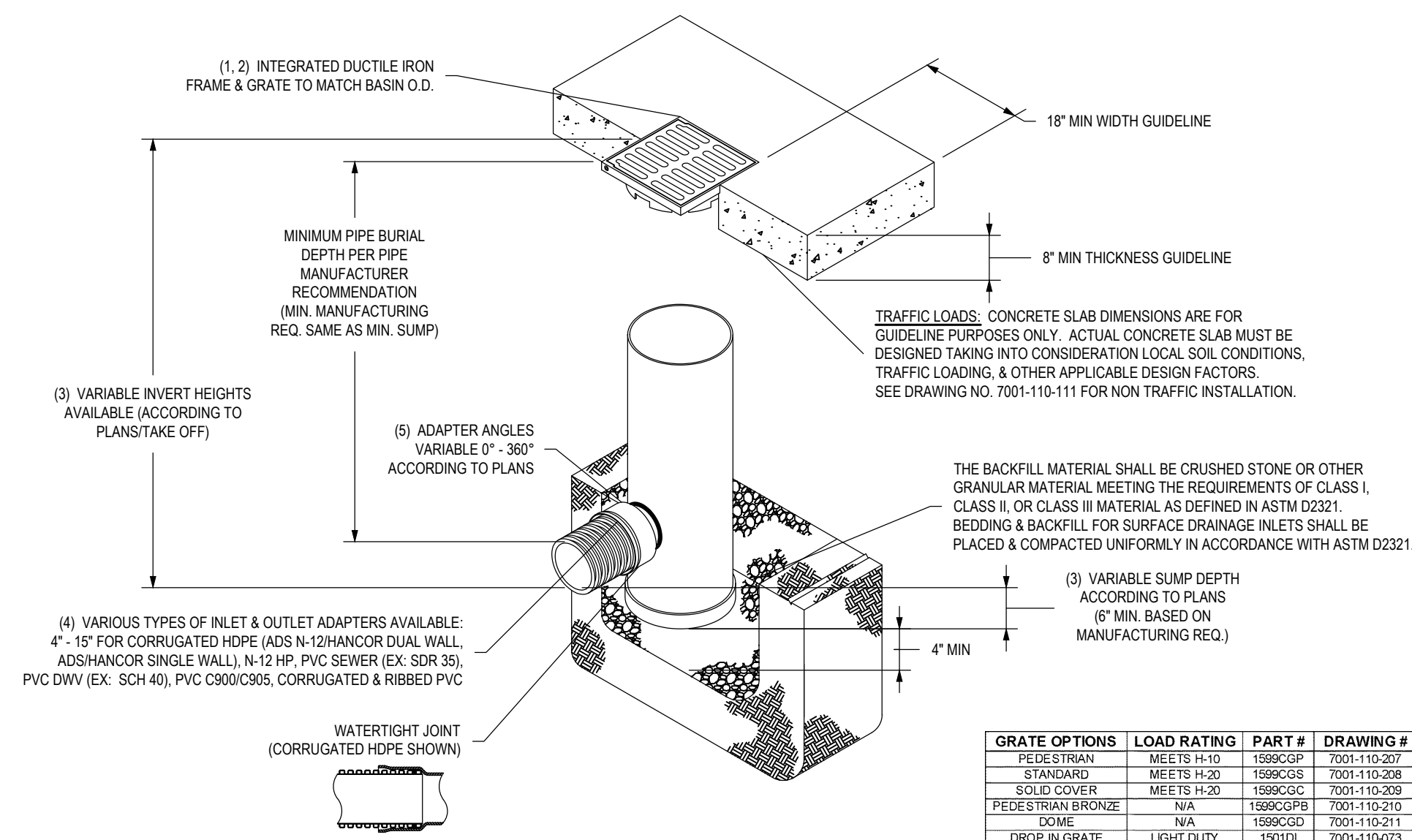
- TYPE "A" JOINT SPACING 4'-0" CENTER TO CENTER ON WIDTH ALONG SIDEWALK. 5'-0" ON 5' WIDE SIDEWALKS.
- TYPE "B" JOINTS WHERE WALK ABUTS JUNCTION OF EXISTING WALK, CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND 250' CENTERS MAXIMUM.



NEW TO EXISTING SIDEWALK

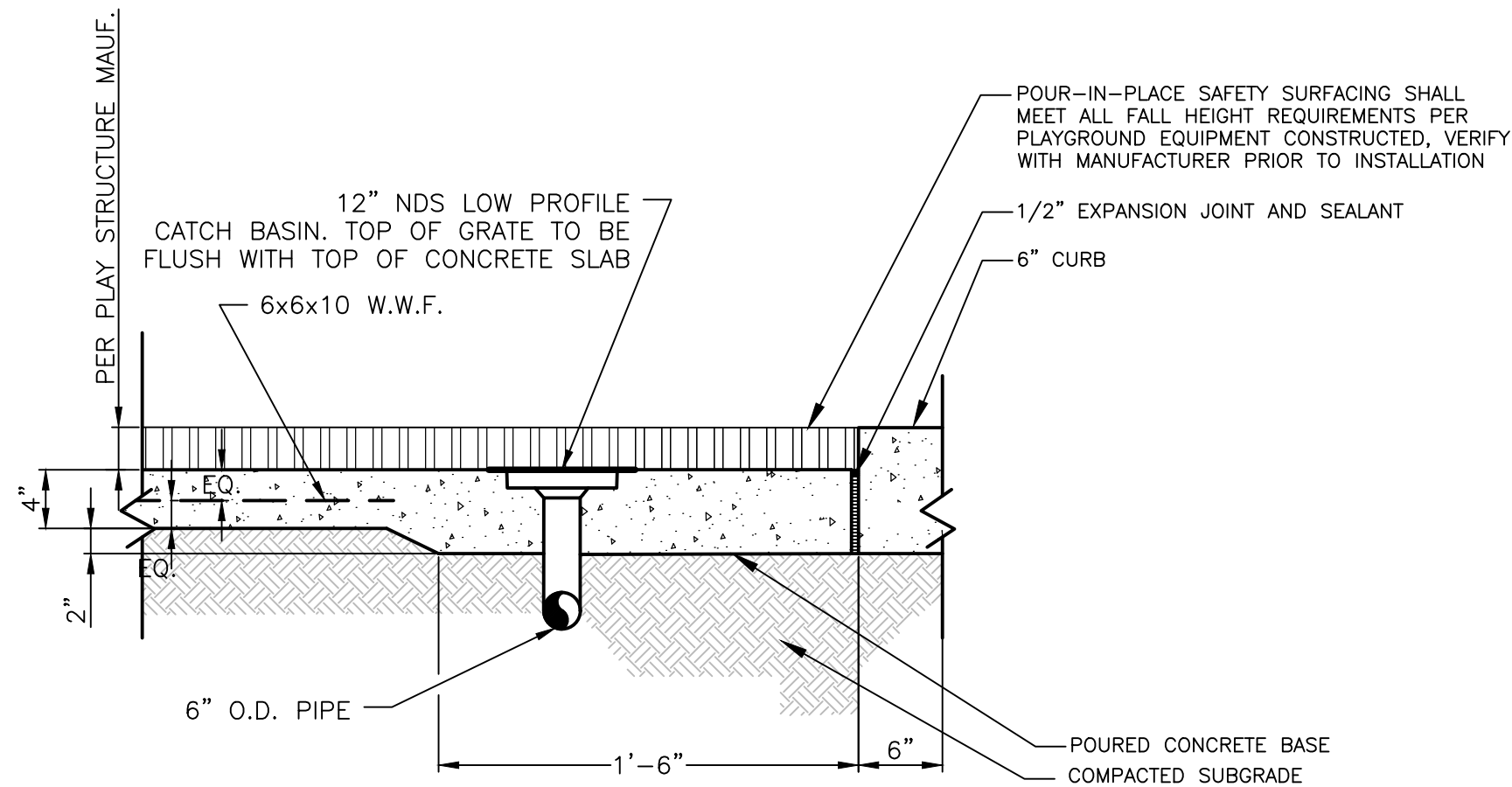


AREA INLET APRON

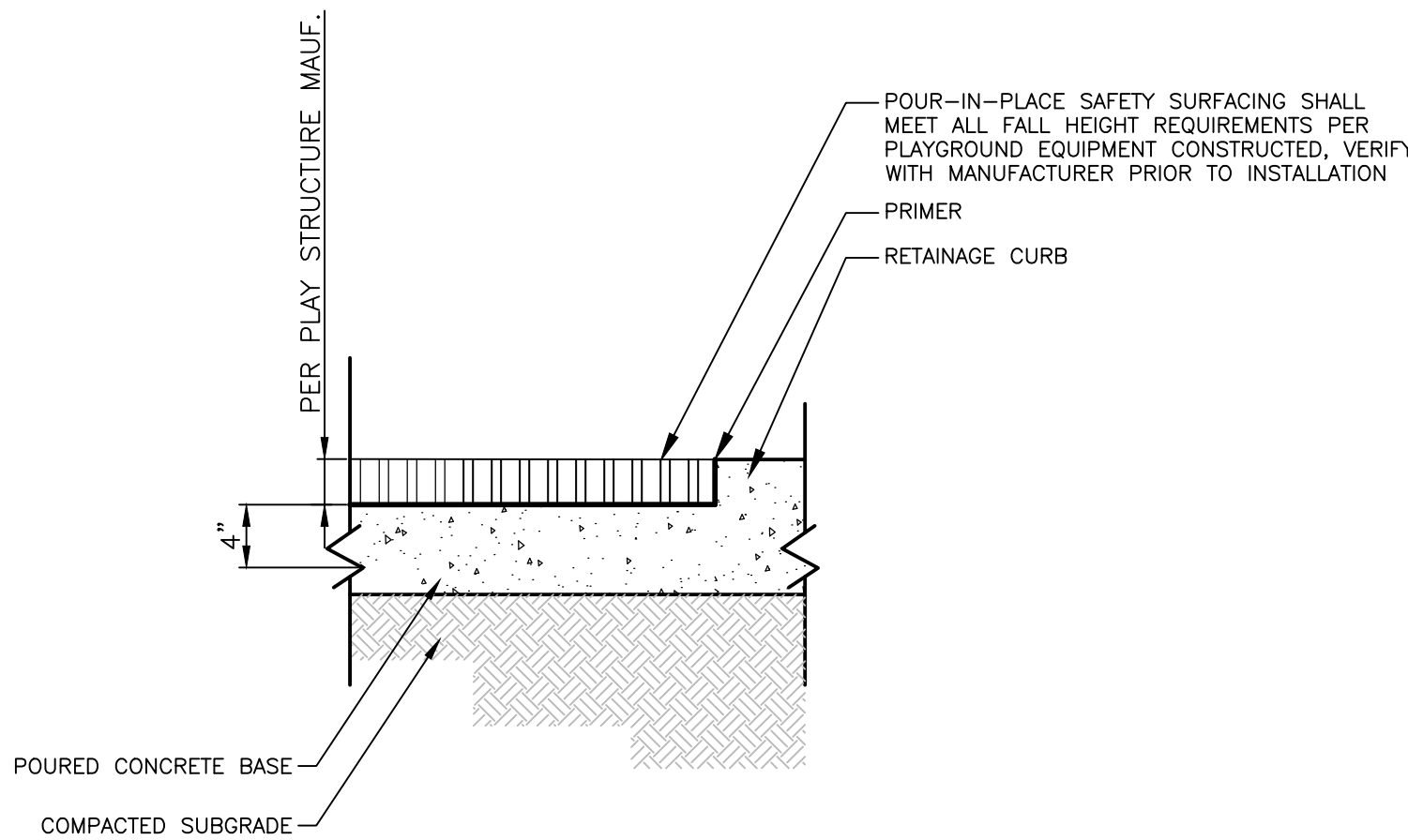


18" NYOPLAST DRAINAGE BASIN

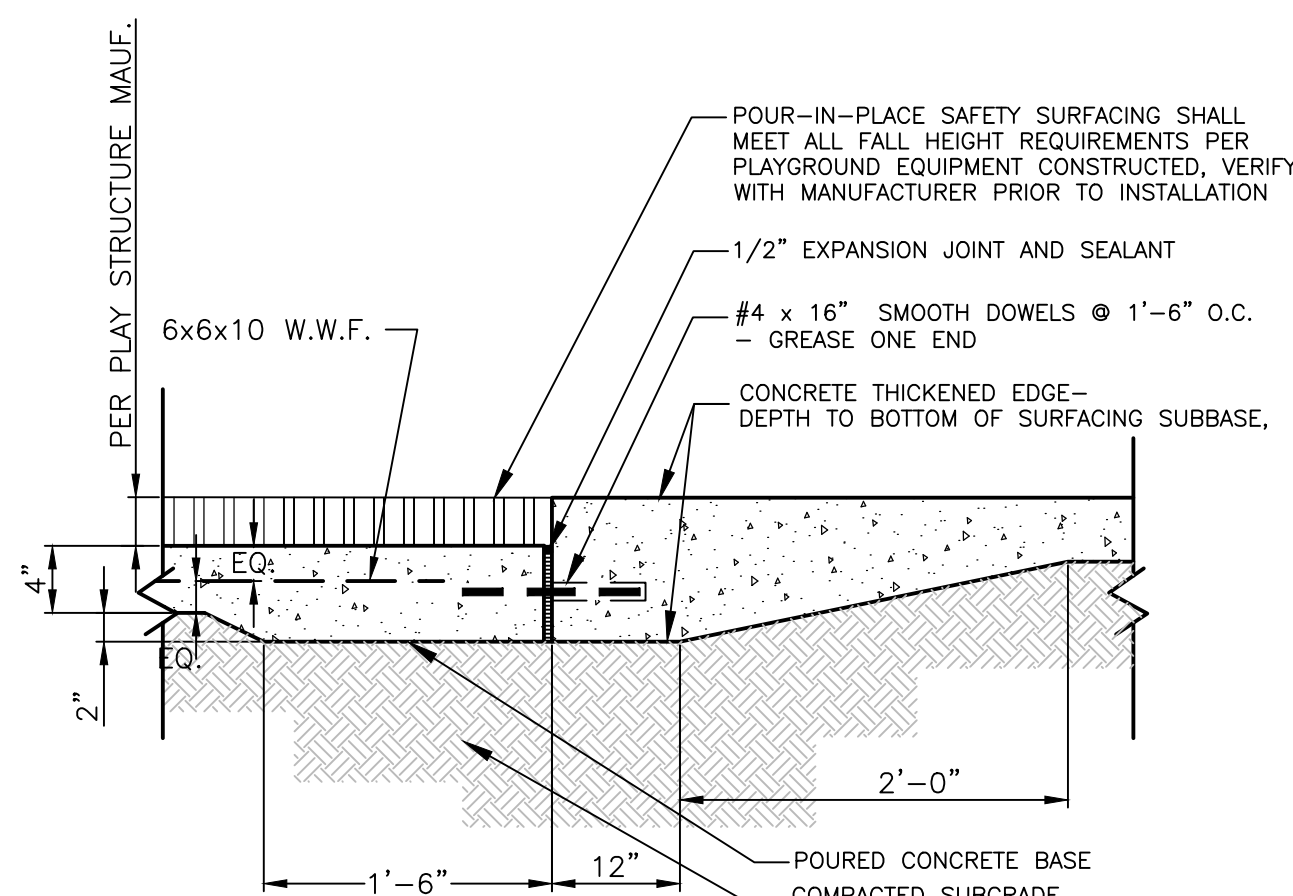
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS FH-10	1599CGP	7001-110-207
STANDARD	MEETS H-20	1599CGS	7001-110-208
SOLID COVER	MEETS H-20	1599CGC	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGPB	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501D	7001-110-073



CATCH BASIN DETAIL



POUR-IN-PLACE SAFETY SURFACING WITH RETAINAGE CURB DETAIL



POUR-IN-PLACE SAFETY SURFACING AT CONCRETE SIDEWALK DETAIL

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DETAIL SHEET

ARMSTRONG PARK IMPROVEMENTS  
CITY OF GRAIN VALLEY, MISSOURI



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BOOK AND PAGE

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SHEET

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PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
DECIDUOUS TREES					
AR	ACER RUBRUM 'RED SUNSET'	SUNSET RED MAPLE	2" CAL.	45'	35'
SHRUBS AND PERENNIALS					
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
SH	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	3'	2'-3'
CM	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.	1'	1'-2'
AH	AMSONIA HUBRICHTII 'BLUE STAR'	BLUE STAR AMSONIA	1 GAL.	2'-3'	2'-3'
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	1'-2'	.75'-1'
SURFACE RESTORATION SCHEDULE					
		MULCHED PLANTER BEDS - CONSTRUCT PLANTING BEDS WITH TRIPLE SHREDDED HARDWOOD MULCH AT CONSISTENT DEPTH THROUGHOUT BED (2" MINIMUM - 3" MAXIMUM DEPTH). ALL PLANTER BEDS SHALL HAVE SCARIFIED AND CONDITIONED SOILS, SEE SCARIFIED AND CONDITIONED SOIL NOTES, SHEET 08.			
		NON-IRRIGATED LAWN SEED - SUPERTURF 1 LS BY UNITED SEEDS, INC. (WWW.UNITEDEED.COM) OR APPROVED EQUAL. INSTALL PER SUPPLIER'S SPECIFICATIONS. COORDINATE SEEDING TIME, SEEDING RATE, AND INSTALLATION METHOD WITH SUPPLIER. INSTALL EROSION CONTROL MATTING ON ALL AREAS RECEIVING SEED. MATTING SHALL BE NORTH AMERICAN GREEN ERONET S150 EROSION CONTROL BLANKET OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL AREAS RECEIVING SEED SHALL HAVE SCARIFIED SOILS, SEE SCARIFIED AND CONDITIONED SOIL NOTES, SHEET 08.			

NOTE: ALL IMPROVEMENTS INDICATED ON THIS SHEET SHALL BE PERFORMED BY OWNER.

**L LANDSCAPE**

L1. NATURAL EARTH EDGE, SEE DETAIL 3, SHEET 08.

**LAMP  
RYNEARSON**

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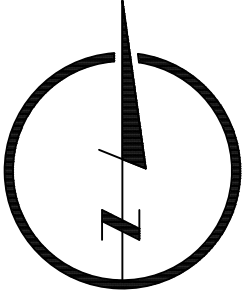
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5/24/2023

DANIEL G. MILLER

PE - 024308

LANDSCAPE PLAN SHEET

ARMSTRONG PARK IMPROVEMENTS  
CITY OF GRAIN VALLEY, MISSOURI



ALL UTILITIES ARE SHOWN  
BASED ON THE INFORMATION  
AVAILABLE TO THE ENGINEER.  
THERE IS NO GUARANTEE ALL  
UTILITIES ARE SHOWN OR THAT  
THE LOCATION, DEPTH, AND  
SIZE OF EACH FACILITY IS  
CORRECT. THE SUBMITTOR IS  
RESPONSIBLE FOR LOCATING  
ALL UTILITIES AND SERVICE  
LINES PRIOR TO CONSTRUCTION.

Know what's below.  
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

S. HOWLAND / J. MCMURRY

DATE

05-24-2023

PROJECT NUMBER

0322006.03

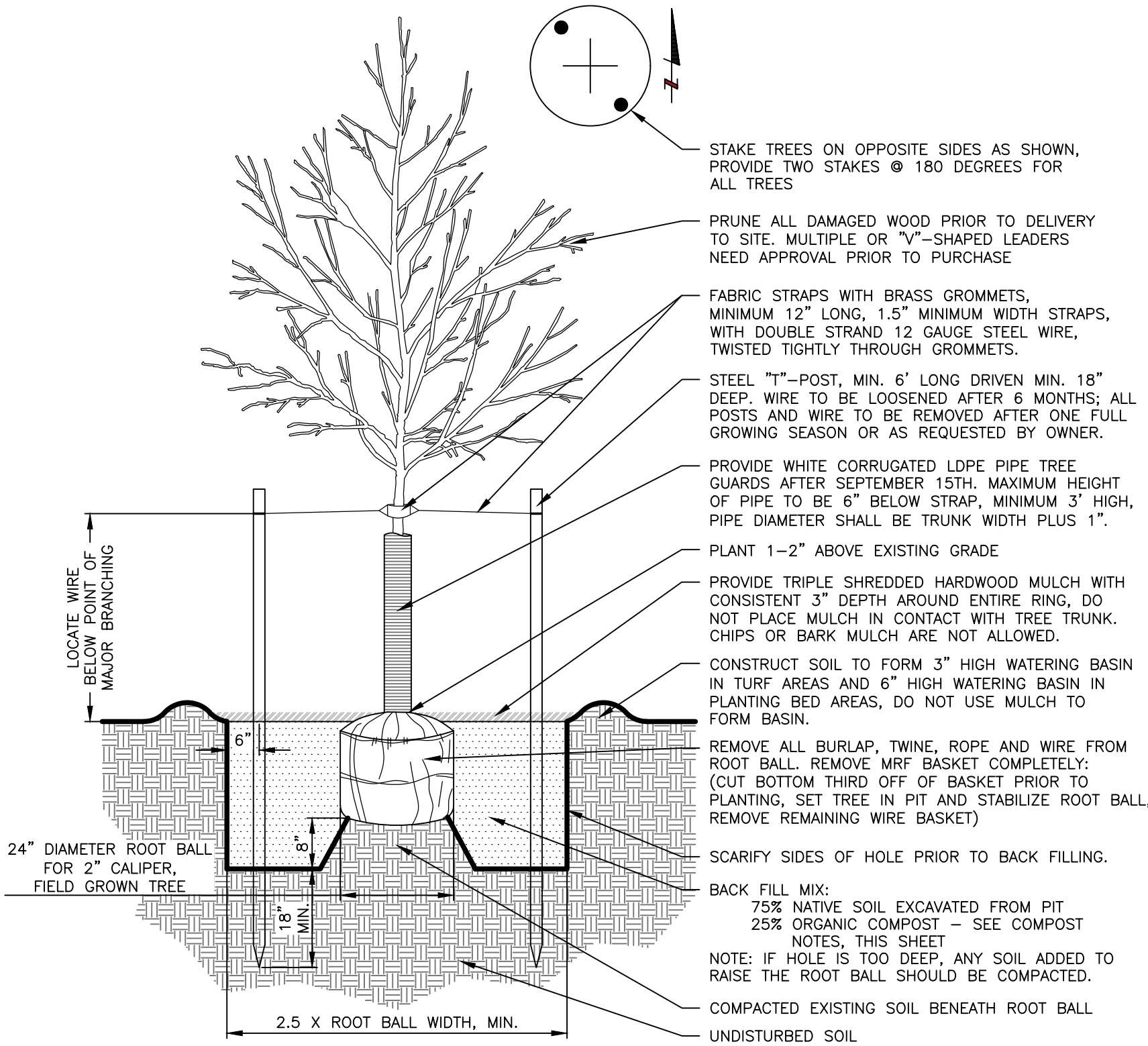
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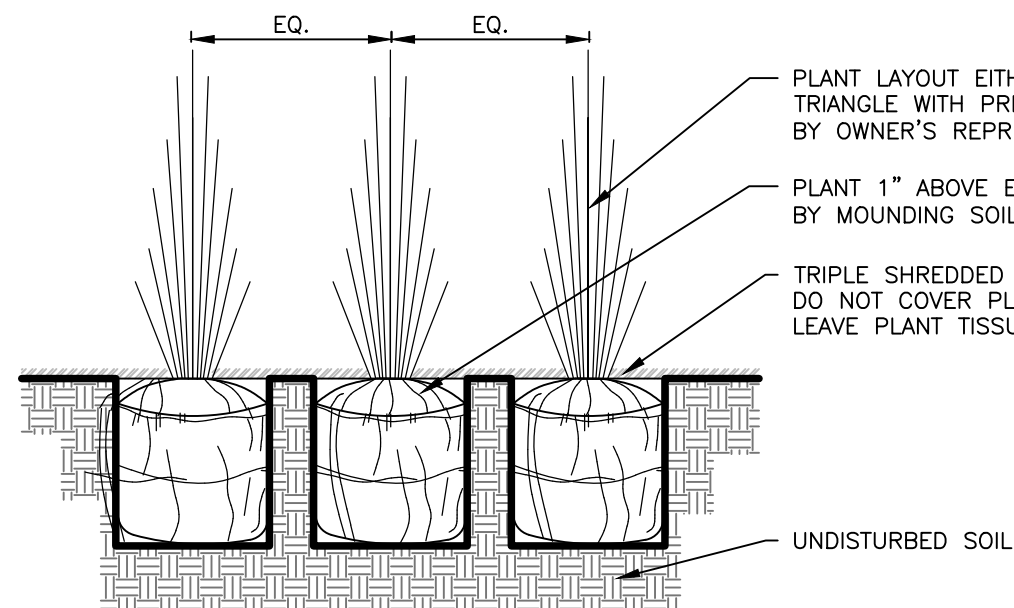
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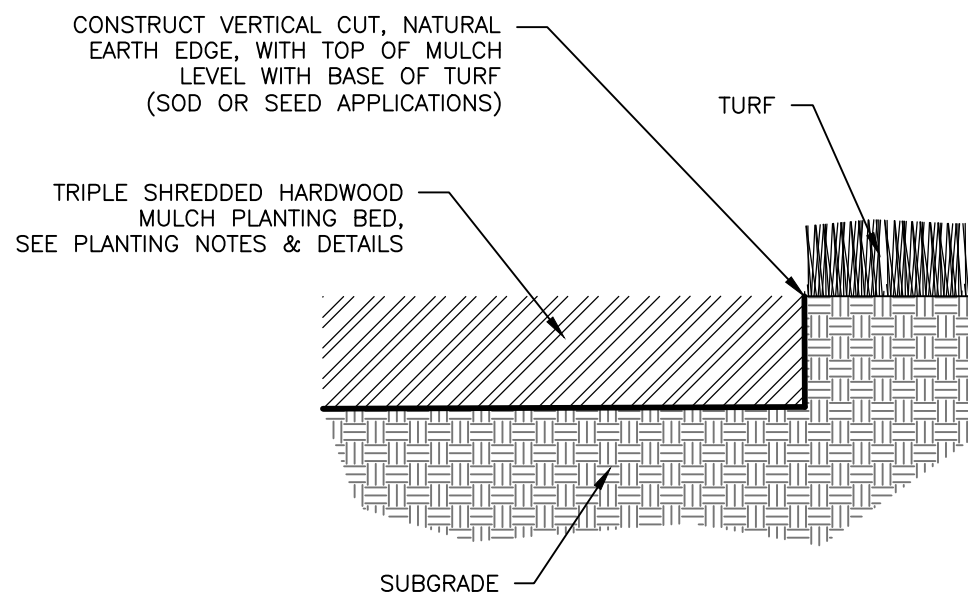
L:\Engineering\0322006.03 Grain Valley MO Armstrong Park\DRAWINGS\CONSTRUCTION DRAWINGS\0322006-DET-CD-LS-PUN-LS-DET-RRE.dwg 5/24/2023 9:22:59 AM JAME MCMURRY, LAMP RYNEARSON



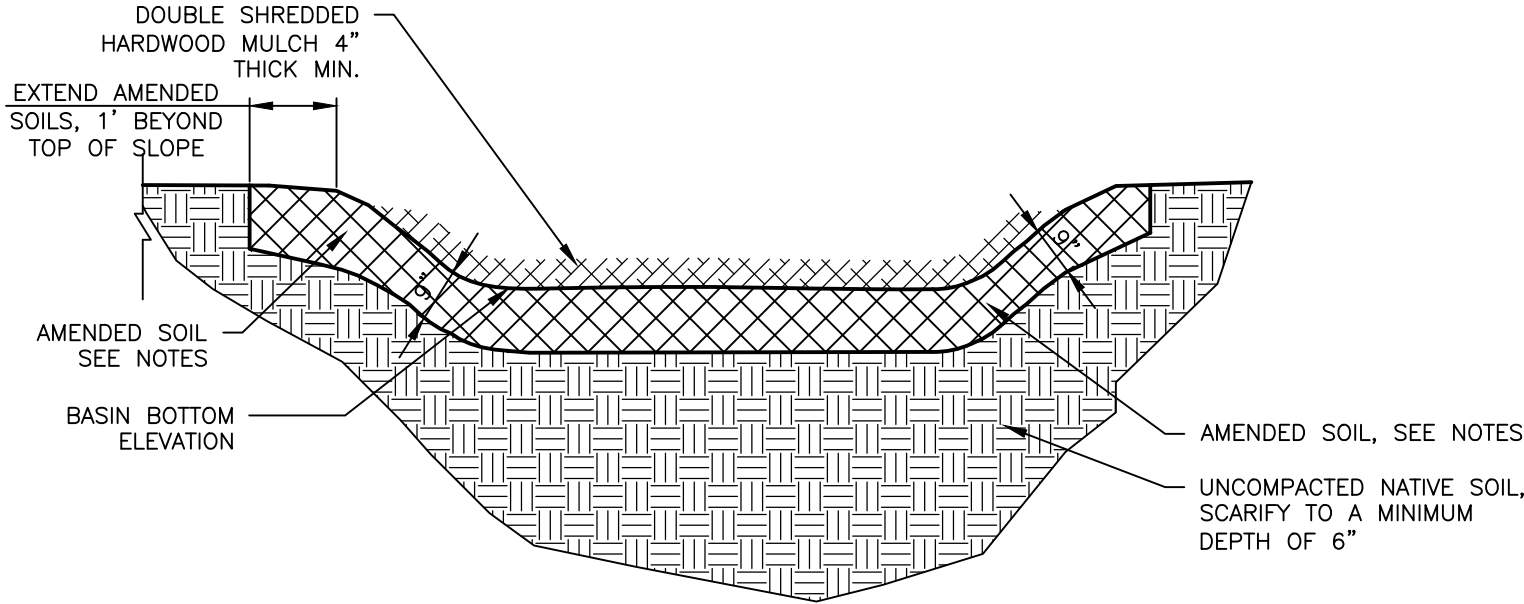
**1**  
**08** **DECIDUOUS TREE PLANTING & STAKING DETAIL**  
SCALE: NOT TO SCALE



**2**  
**08** **TYPICAL PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL**  
SCALE: NOT TO SCALE



**3**  
**08** **NATURAL EARTH EDGE DETAIL**  
SCALE: NOT TO SCALE



**4**  
**08** **SECTION - RAIN GARDEN**  
SCALE: NOT TO SCALE

#### NOTES:

#### HARDWOOD MULCH

- MULCH SHALL BE DOUBLE OR TRIPLE SHREDED HARDWOOD MULCH.
- MULCH SHALL BE WELL AGED (6 MONTHS MIN.)
- SUBSTITUTES INCLUDING ROCK, BEAN HUSES, CYPRUS OR CEDAR, OR ANOTHER NON-HARDWOOD MULCH WILL NOT BE ACCEPTED.

#### AMENDED SOIL

- AMEND TOP 9" OF BIORETENTION GARDEN AS SHOWN ON SECTION A-A (EXCLUDING INFILTRATION CELL)
- USE A PEAT MOSS OR ORGANIC COMPOST MEETING THE REQUIREMENTS SPECIFIED IN THE ENGINEERED SOIL SECTION ON THIS SHEET. OMAGROW, OR APPROVED EQUAL, IS ALSO ACCEPTABLE FOR THIS APPLICATION.
- APPLY AMENDMENT AT A MINIMUM RATE OF 40 LBS. PER 100 S.F.

#### GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL PROPOSED AND EXISTING VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PROPOSED LANDSCAPE IMPROVEMENTS WHEN CONFLICTS EXIST BETWEEN LANDSCAPE IMPROVEMENTS AND EXISTING OR PROPOSED UTILITIES OR SITE FEATURES SUCH AS WALKS, ROADS, BUILDINGS OR EXISTING TREES TO REMAIN.
- VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTS AND CONTRACTOR ENGINEER'S DRAWINGS.
- ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
- REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- WHERE NOT SHOWN ON THE PLANTING PLANS, SEE CONTRACTOR ENGINEER'S AND ARCHITECT'S DRAWINGS FOR BUILDING FOUNDATIONS SETBACKS, BOUNDARIES, SUBSURFACE AND ABOVE GRADE UTILITIES.

#### TREE PLANTING NOTES

- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
- FORM A MINIMUM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH TRIPLE SHREDED HARDWOOD MULCH PER TREE PLANTING DETAILS, THIS SHEET.
- REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL: THE CONTRACTOR'S RESPONSIBILITY FOR REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL SHALL EXTEND FOR TWO (2) YEARS AFTER ALL PLANT MATERIAL IS ACCEPTED BY THE ENGINEER.
- MULCH: THE CONTRACTOR SHALL PLACE TRIPLE SHREDED HARDWOOD MULCH IN A CONSISTENT THICKNESS AS NOTED IN THE PLANTING DETAILS. ANY MULCH PLACED IN EXCESS OF THE REQUIREMENTS SHALL BE AT THE CONTRACTORS EXPENSE. CHIPS OR BARK MULCH ARE NOT ALLOWED.
- IN LIEU OF IRRIGATION, ALL NEWLY PLANTED TREES TO RECEIVE "TREGATOR SLOW RELEASE WATERING BAG" BY SPECTRUM PRODUCTS, INC. OR OWNER APPROVED EQUAL. CONTRACTOR SHALL INSTALL AND FILL WATERING BAGS PER MANUFACTURERS SPECIFICATIONS.

#### PLANTING NOTES

- INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
- THE LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
- PLACE A LAYER OF TRIPLE SHREDED HARDWOOD MULCH IN A CONSISTENT THICKNESS AS NOTED IN THE PLANTING DETAILS ON ALL PLANTING AREAS AT 2" MINIMUM AND 3" MAXIMUM DEPTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. CHIPS OR BARK MULCH ARE NOT ALLOWED.
- LOCATION OF ALL PLANTING IS DIAGRAMMATIC. DO NOT WILLFULLY LOCATE PLANTINGS WHERE CONFLICTS EXIST WITH UTILITIES OR THE BUILDING.
- EXISTING AND IMPORTED SOIL FOR PLANTING AREAS SHALL BE FREE FROM CHEMICALS, CONSTRUCTION DEBRIS AND TRASH, ROCKS AND OTHER MATERIAL LARGER THAN ONE INCH IN DIAMETER.
- APPLY GRANULAR PRE-EMERGENT WEED CONTROL TO AREAS TO RECEIVE SHRUBS, GROUNDCOVERS, AND NON-LAWN ORNAMENTAL PLANTING AFTER INCORPORATING SOIL AMENDMENTS. THE CONTRACTOR SHALL PLACE TRIPLE SHREDED HARDWOOD MULCH AT ALL LANDSCAPED ISLANDS NOT RECEIVING SOD.
- PLANT QUANTITIES ARE SHOWN FOR THE CONVENIENCE TO THE CONTRACTOR. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND NOTES, THE PLANS SHALL GOVERN.
- ALL PLANTED AREAS TO BE AMENDED PER AN AGRICULTURAL/SOIL SUITABILITY TEST, PAID FOR BY OWNER. FOR BID PURPOSES CONTRACTOR SHALL ESTIMATE SPREADING SOIL AMENDMENT AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET. TILL INTO THE TOP OF SOIL TO A MINIMUM DEPTH OF 6". RAKE TO A SMOOTH, EVEN SURFACE PER THE GRADING PLANS.

#### SEED NOTES

- MAINTENANCE: BEGIN MAINTENANCE OF ALL SEED AREAS IMMEDIATELY FOLLOWING INSTALLATION. MAINTENANCE TO INCLUDE WATERING, WEEDING, AND MOWING. MOW WHEN TURF HAS GROWN TO A HEIGHT BETWEEN 3 AND 4 INCHES. MOW TO A HEIGHT OF 2 TO 2-1/2 INCHES. MAINTENANCE PERIOD TO BE 30 DAYS. CONTRACTOR TO NOTIFY OWNER ONE WEEK PRIOR OF THE CONCLUSION OF THE MAINTENANCE PERIOD.
- LAWN AND TURF SEED, WHETHER IRRIGATED OR NON-IRRIGATED, SHALL BE INTERAGENCY BLUETAG CERTIFIED AND SHALL HAVE A MINIMUM GERMINATION RATE OF NINETY (90) PERCENT AND A PURITY OF NINETY-EIGHT (98) PERCENT, SEE PLANT SCHEDULE ON SHEET 07.
- ALL SEEDED AREAS SHALL RECEIVE FERTILIZER AND EROSION CONTROL MATTING, SEE SURFACE RESTORATION SCHEDULE ON SHEET 07.
- RESEEDING FOR DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS: THE CONTRACTOR WILL RESEED ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION. THIS ITEM WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE PLANTING OF NEW VEGETATION.

#### SCARIFIED AND CONDITIONED SOIL NOTES

- ALL NON-PAVED AND NON-BUILDING DISTURBED AREAS SHALL BE SCARIFIED BY COMPLETELY BREAKING UP THE SOIL TO A MINIMUM DEPTH OF 12".
- TILL AND CONDITION TOP 6" OF ALL AREAS TO RECEIVE LANDSCAPING.
- USE AN ORGANIC COMPOST MEETING THE REQUIREMENTS SPECIFIED BELOW.
- A THREE INCH DEEP LAYER OF COMPOST SHALL BE PLACED ON TOP OF ALL LANDSCAPE AREAS.
- THE COMPOST SHALL BE TILLED INTO THE EXISTING SOIL TO A DEPTH OF SIX INCHES.

#### COMPOST NOTES

USE A COMPOST MEETING THE REQUIREMENTS OF THIS SECTION. MATERIAL SHALL BE WELL COMPOSTED, FREE OF WEED SEEDS AND STABILIZED WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBILE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL. ONE HUNDRED PERCENT OF THE MATERIAL MUST PASS THROUGH A HALF INCH SCREEN. MANUFACTURED INERT MATERIAL SHALL BE LESS THAN 1.0% BY WEIGHT.

	MIN	MAX
ORGANIC MATTER CONTENT	35%	65%
C/N RATIO	25:1	
PH	6.0	8.0
BULK DENSITY (LBS/CF)	40	50

#### WARRANTY:

THE CONTRACTOR SHALL WARRANTY PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

#### CONTRACTOR QUALIFICATIONS

- THE CONTRACTOR SHALL BE CERTIFIED AND HAVE AT LEAST 3 YEARS OF LANDSCAPING EXPERIENCE INSTALLING SIMILAR TYPES OF PROJECTS.

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