



Application Summary

Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements all on 6.25 acres, more or less. Case PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owners.

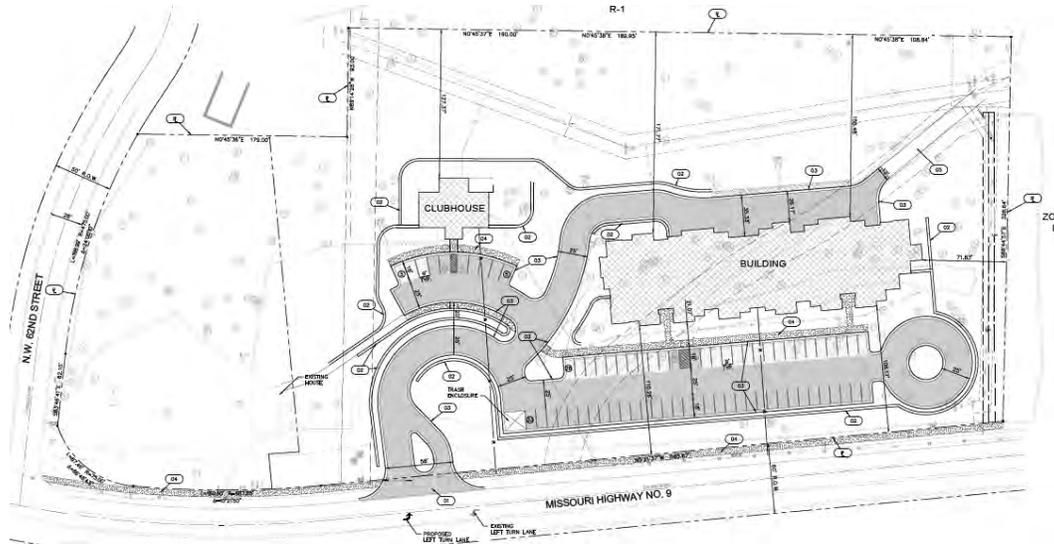
The application proposes a site plan for development of a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements on 6.25 acres, more or less. The property is located on the east side of 9 Highway, east of the Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and is specifically identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002, 20-7.0-26-100-003-013.000 and 20-7.0-26-100-003-012.000. The properties are also identified as Lots 1 through 3 of the Final Plat, Lake Pointe Professional Center, A Part of the Northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri. The approximate project location is shown below and the specific property boundaries may be viewed online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.



The site plan is proposed in conjunction with Case 15-02, an application to rezone three of the four parcels (20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002 and 20-7.0-26-100-003-013.000) containing 5.02 acres, more or less, from “B-4” Planned Business District to “R-4” Multiple-Family Residential District.

The subject property was previously approved for development of the “Lake Pointe Professional Center” which included two office buildings and associated improvements. Although approved

the office buildings were never developed. Following approval of the office building development the applicant deeded a 1.14 acre parcel to the City of Parkville for use as parkland. The application includes a request for credit for the previously dedicated land (Platte County parcel number 20-7.0-26-100-003-012.000).



Proposed site play layout (see attached for additional details).

The site plan application will be considered by the Parkville Planning and Zoning Commission at their regularly scheduled meeting on Tuesday, March 10, 2015 at 5:30 pm in the Parkville City Hall Boardroom at 8880 Clark Avenue, Parkville, MO 64152. The meeting is open to the public and all interested parties are welcome to attend. Consideration of the site plan is not part of a public hearing, but public comments may be accepted at the Commission's discretion during the meeting. Written comments received by the Community Development Department on or before 5:00 p.m. Wednesday, March 4, 2015 will be included in the Commission's materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to sackerson@parkvillemo.gov. Comments received after that date will be handed out the night of the meeting.

Unless appealed to the Board of Aldermen by the applicant, final approval of the site plan is made by the Planning and Zoning Commission. However, any approval of the site plan will be contingent upon approval of the proposed rezoning (Case PZ15-02) by the Board of Aldermen following consideration by the Planning and Zoning Commission. Unless tabled, the Board will consider the application at their regularly scheduled meeting on Tuesday, April 7, 2015 at 7:00 pm.

For additional questions please contact the Parkville Community Development Department at 816-741-7676.

Attachments:

1. Application for Site Plan / Development Plan
2. Site Plan drawing packet including site plan, floor layouts, building elevations, grading and utility plan, stormwater management plan and landscaping plans

Additional resources available as a separate download at <http://parkvillemo.gov/public-hearings/>:

1. Micro Stormwater Drainage Study
2. Traffic Impact Study



CITY OF PARKVILLE ▪ 8880 Clark Avenue ▪ Parkville, MO 64152 ▪ (816) 741-7676 ▪ FAX (816) 741-0013

Additional online resources:

1. Application for Public Hearing Summary for the associated Rezoning application - <http://parkvillemo.gov/public-hearings/>
2. "R-4" Multiple-Family Residential District Regulations - <http://ecode360.com/27901243>
3. "B-4" Planned Business District Regulations - <http://ecode360.com/27901710>
4. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
5. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
6. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>



Application #: PZ15-03
 Date Submitted: Jan 30, 15
 Meeting Date: March 10, 15
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Site Plan / Development Plan Application

1. Applicant / Contact Information

Applicant(s)

Name: KEVIN GREEN
 Company: KGH BUILDING GROUP LLC
 Address: 6610 ROYAL STREET
 City, State: HERSHPAT VALLEY MO 64068
 Phone: 816 407-7500 Fax: 816 407-7515
 E-mail: KEVIN@KEVINGREENHOMES.COM

Owner(s), if different from applicant

Name: SKCF LLC
 Company: _____
 Address: 6610 ROYAL STREET
 City, State: HERSHPAT VALLEY MO 64068
 Phone: 816 407-7500 Fax: 816 407-7500
 E-mail: KWGREEN@YEHOO.COM

Person(s) preparing plans

Name: Bill Prelogak
 Company: NSPT ARCHITECTS
 Address: 3515 W 75TH STREET
 City, State: PRIMEVILLE KS Suite 201
 Phone: 913-831-1415 Fax: 913-831-1563
 E-mail: Billp@prelogak@NSPTARCH.COM

Contact Person, if different from applicant

Name: _____
 Company: (SAME)
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 1/29/2015

Property Owner's Signature (Required) [Signature] Date: 1/29/2015

2. Property Information

Zoning district: R-4

Address and general location: EAST OF HIGHWAY 9, SOUTH OF 62ND STREET.

Legal description (may be attached): - SEE ATTACHMENTS

Description of proposed use(s): 50 UNIT RESIDENTIAL APARTMENT BUILDING CLUBHOUSE WITH OFFICES.

Gross acreage of lot: 6.25 Net acreage of lot: _____

Open space acreage: _____ Lot coverage: 6.9%

Is proposal an alteration to an existing building or new construction? alteration new construction

3. Factors affecting the project

Are any public improvements required for this project? No

Explain (may be attached): _____

Does the proposed site / development plan meet the following criteria? Attach a separate Yes No sheet explaining how / why.

Does the proposal conform to the provisions of the City's Zoning Code? No - APPLYING FOR A ZONING APP. REVISION

Does the proposal conform to the provisions of the City's subdivision regulations? YES

Does the proposal conform to the goals and objectives of the City's Master Plan? YES

Is the proposed development compatible with the surrounding area? YES

Does the proposal conform to customary engineering standards used in the City? YES

Are the streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area? YES

Please note below other comments or factors relating to the proposed development (may be attached):

N/A

4. Checklist of required submittals

- Completed application, including site plan with all required details and supporting data.
- Nonrefundable application fee of \$300.00.
- Five (5) copies 24" x 36" size, or larger sets, one (1) 11 x 17 size set, and one (1) electronic set (pdf format) of the development plan and elevations for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Five (5) paper copies and one (1), electronic copy (pdf format) of any supporting documentation for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: ERIN ACKERSON / COM. DEPT. DIR 2-6-15
Name/Title Date

Application fee payment: Check # 27952 M.O. Cash Received from: NSRI ARCHITECTS. \$300.00

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Lake Pointe Lodge

A RESIDENTIAL DEVELOPMENT

NEAR THE INTERSECTION OF
Clark Avenue & Highway 9
Parkville, Missouri



Site Data

ZONING DISTRICT	PROPOSED R-4
GROSS SITE AREA	6.25 ACRES
TOTAL RESIDENTIAL UNITS	50 DU
TOTAL APARTMENT FLOOR AREA (UNITS ONLY)	52,173 SF
AVERAGE UNIT SIZE	1,043 SF
DENSITY	8 DU/ACRE
TOTAL BUILDING COVERAGE	18,907 SF
% OF SITE COVERED BY BUILDING	30.3%
CARS REQUIRED	75 STALLS
CARS PROVIDED	85 STALLS
ATTACHED GARAGES	14 STALLS
SURFACE PARKING	71 STALLS
CAR PORTS	30 STALLS
CLUBHOUSE	10 STALLS
HANDICAP ACCESSIBLE	4 STALLS

Index of Drawings

Architectural

A000	COVER SHEET
A001	ARCHITECTURAL SITE PLAN MONUMENT SIGNAGE
A101	LOWER LEVEL LAYOUT PLAN
A201	1ST FLOOR LAYOUT PLAN
A203	2ND FLOOR ENTRY LEVEL LAYOUT PLAN
A204	3RD/4TH FLOOR LAYOUT PLAN
A205	FRONT AND LEFT ELEVATION
A206	REAR AND RIGHT ELEVATION
A301	CLUBHOUSE PLAN & ELEVATION

Landscape

L100	LANDSCAPE PLAN
L200	LANDSCAPE PLANTING DETAILS

Civil

C1	SITE PLAN
C2	GRADING AND UTILITY PLAN
C3	STORM WATER MANAGEMENT PLAN

Vicinity Map



Standard Abbreviations

ALTERNATE	ALT.	FLASHING	FLASH	PLATE	PL.
ALUMINUM	ALUM.	FLOOR	FLR.	PROPERTY	PROP.
AT	#	FLOOR DRAIN	FD.	RADIUS	RL
BARRIER	BSMT.	FLUORESCENT	FLUOR.	REINFORCED	REIN.
BENCH	BH	FOOTING	FTG.	REQUIRED	REQ'D
BLOCK	BLK.	FOUNDATION	FOUN.	RUBBER	RUBER.
BOARD	BD.	GALVANIZED	GLV.	ROOF DRAIN	RCD.
BOTTOM	BOT.	GLASS	GL.	ROOM	RM.
BY	BY	GRIP	GYP.	ROUND	RND.
BUILDING	BLDG.	HARDWARE	HW.	SECTION	SECT.
CASE	CASE	HOLLOW METAL	HMT.	SHEET METAL	SHMET.
CONCRETE	CONC.	HORIZONTAL	HORIZ.	SHEET	SH.
CEILING	CLG.	INSULATION	INSUL.	SPYGLASS	SPGL.
CENTER LINE	CL	INT.	INT.	SPECIFICATIONS	SPECS
COLUMN	COL.	LONG LEG HORIZONTAL	LLH.	SQUARE	SQ.
CONSTRUCTION	CONSTR.	LONG LEG VERTICAL	LLV.	STAINLESS STEEL	SS.
CONTRACTOR	CONTR.	LEVEL	LEV.	STEEL	ST.
CONTRACTING	CONTR.	LINE	LN.	STREET	ST.
DETAIL	DET.	MASONRY	MRY.	STRUCTURAL	STRUCT.
DIVIDER	DIV.	MASONRY OPENING	MRO.	SUSPEND (ED)	SUSP (D)
DIMENSION	DN.	MASK	MSK.	TYPICAL	TYP.
DOOR	DR.	MECHANICAL	MECH.	TOP OF	T.O.
DRAWING (S)	DWA. (S)	METAL	MET.	TOP OF SLAB	T.O.S.
ELECTRICAL	ELECT.	MOUNTED	MNT.	UNIFORM BUILDING CODE	UBC
ELEVATION	ELEV.	NON-COMBUSTIBLE	NC.	UNIFORM BUILDING CODE	UBC
EQUIPMENT	EQUIP.	NOT TO SCALE	N.T.S.	UNIFORM BUILDING CODE	UBC
EXCAVATE	EXCAV.	OPENING	OPNG.	UNIFORM BUILDING CODE	UBC
EXPANSE	EXPN.	PANEL	PANL.	UNIFORM BUILDING CODE	UBC
EXPOSED	EXP.	PERFORATED	PERF.	UNIFORM BUILDING CODE	UBC
EXTERIOR	EXT.	PRESERVATIVE	PRSV.	UNIFORM BUILDING CODE	UBC
EXHAUST	EXHA.	TREATED	TREAT.	UNIFORM BUILDING CODE	UBC
FINISH	FIN.			UNIFORM BUILDING CODE	UBC

Project Team

Owner:
KEVIN W GREEN
KGH BUILDING GROUP LLC
KEVIN GREEN HOMES, INC.
6610 ROTAL STREET
PLEASANT VALLEY, MO 64068
TEL: (816) 407-7500
EMAIL: KEVIN@KEVINGREENHOMES.COM
CONTACT: KEVIN GREE

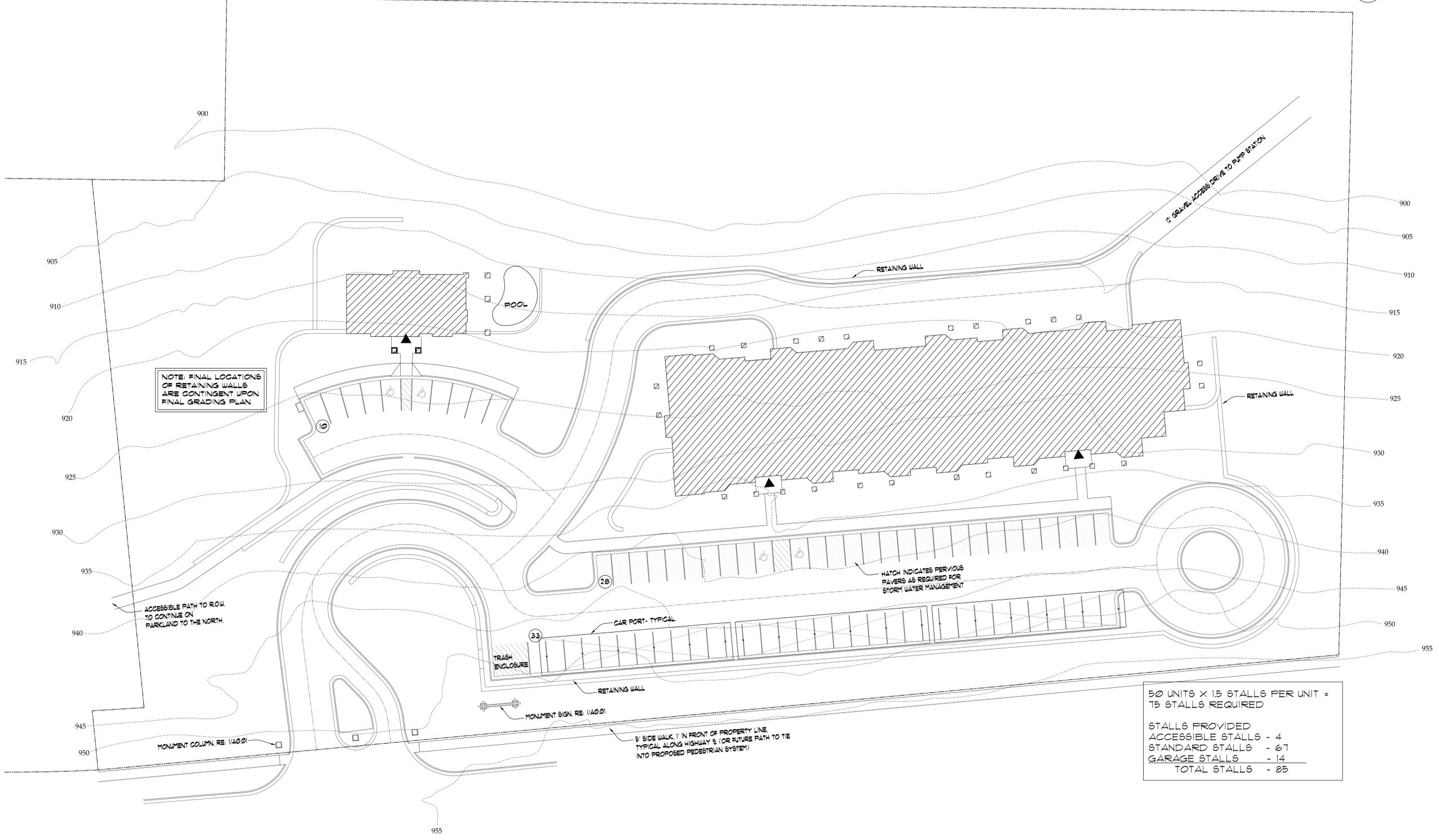
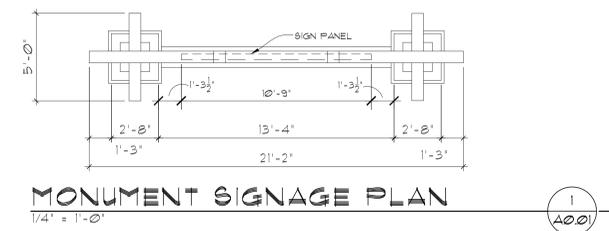
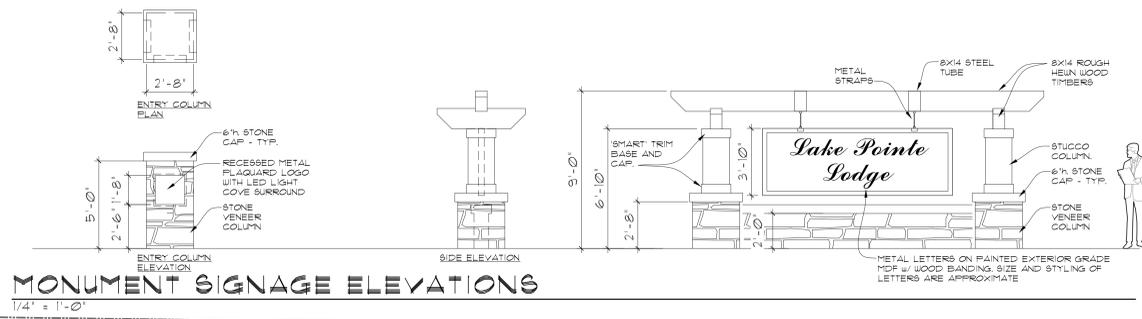
Architect:
NEARING STAATS PRELOGAR & JONES
AIA CHARTERED ARCHITECTS
3515 W. 19TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913) 831-1415
FAX: (913) 831-1563
EMAIL: N.ANDERSON@NSPJARCH.COM
CONTACT: NICOLE ANDERSON

Civil Engineer:
OLSSON ASSOCIATES
1281 NW BENTLEY PARKWAY, STE 50
KANSAS CITY, MO 64116
TEL: (816) 316-1111
EMAIL: DEICKMAN@OLSSONASSOCIATES.COM
CONTACT: DAVID EICKMAN

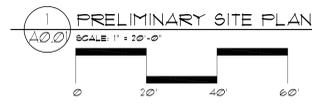
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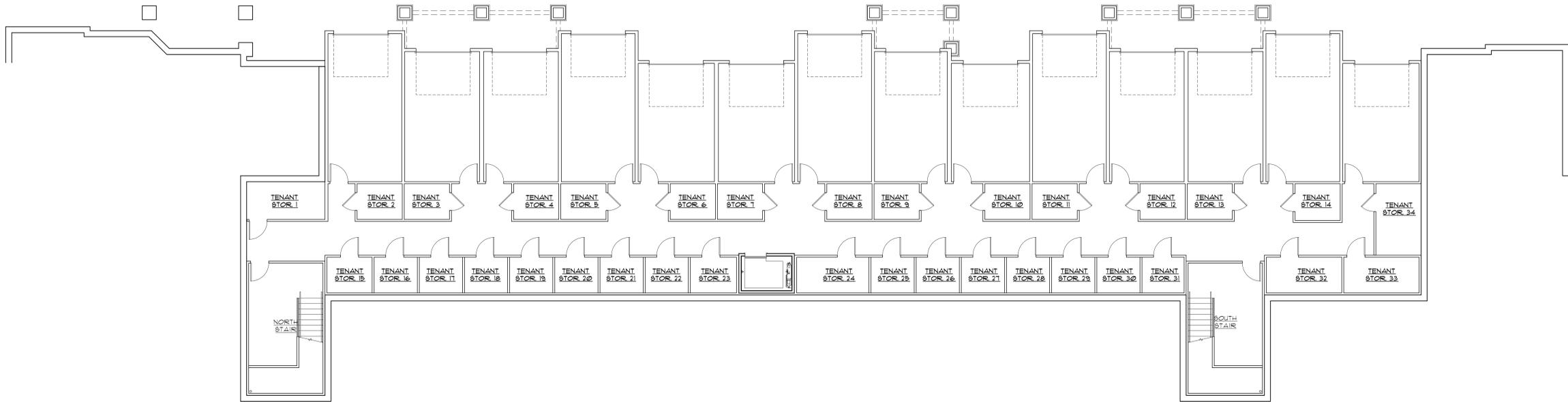
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January 30, 2014
JOB No.
503711
SHEET No.

A0.00



50 UNITS X 15 STALLS PER UNIT =	750 STALLS REQUIRED
STALLS PROVIDED	
ACCESSIBLE STALLS	- 4
STANDARD STALLS	- 67
GARAGE STALLS	- 14
TOTAL STALLS	- 85

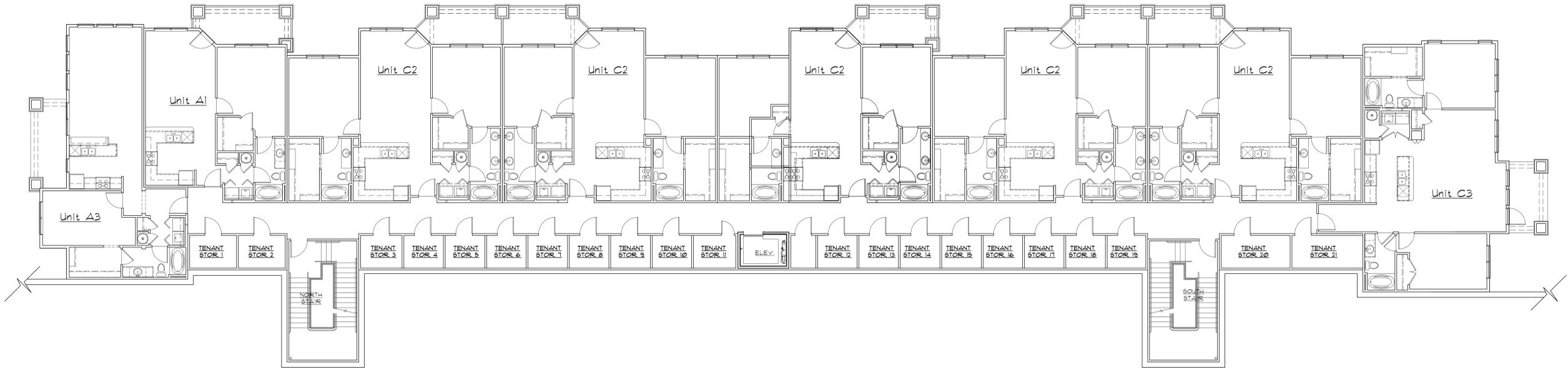




LOWER LEVEL LAYOUT PLAN
 1/8" = 1'-0"

REVISIONS

DATE
 January 30, 2014
 JOB No.
 503711
 SHEET No.



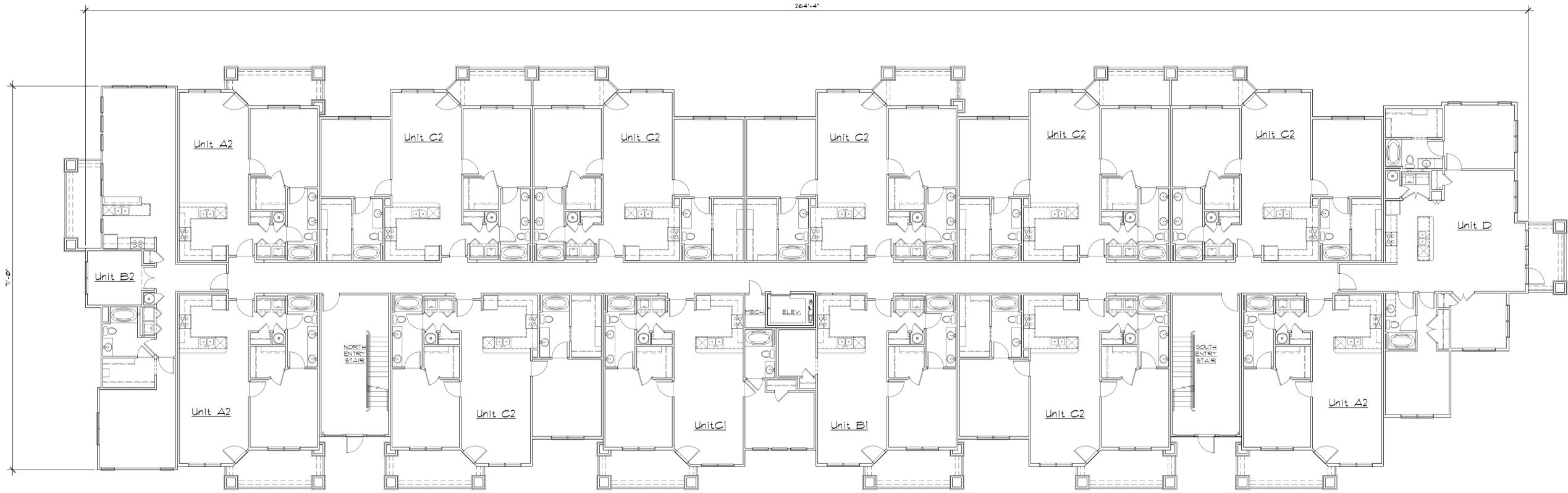
FIRST FLOOR LAYOUT PLAN

1/8" = 1'-0"

LAKE POINTE LODGE
 NEAR CLARK AVE. & HIGHWAY 9
 PARKVILLE, MISSOURI

REVISIONS

DATE
 January 30, 2014
 JOB No.
 503711
 SHEET No.



2ND FLOOR LAYOUT PLAN
1/8" = 1'-0"

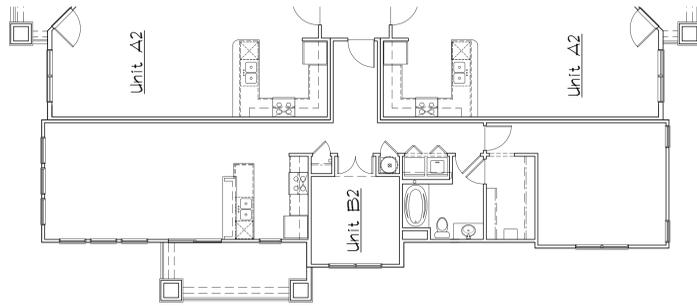
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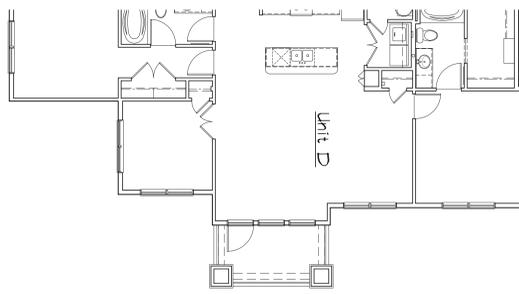
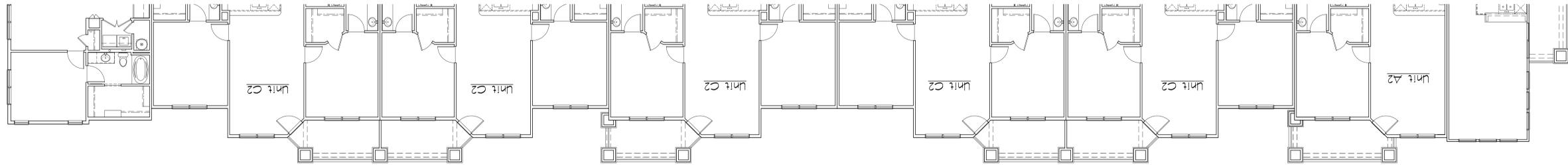
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 JOB No.
 503711
 SHEET No.

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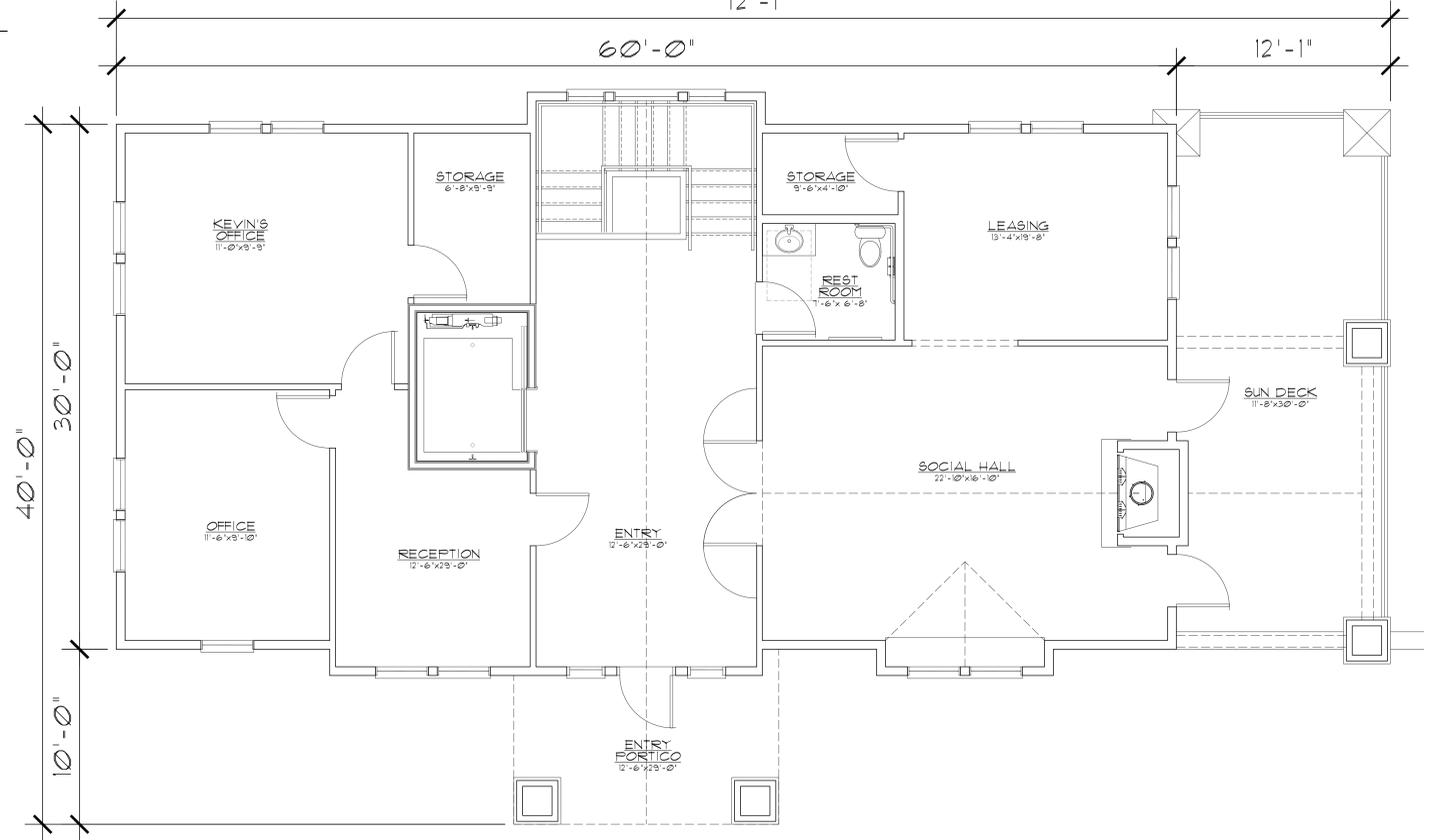
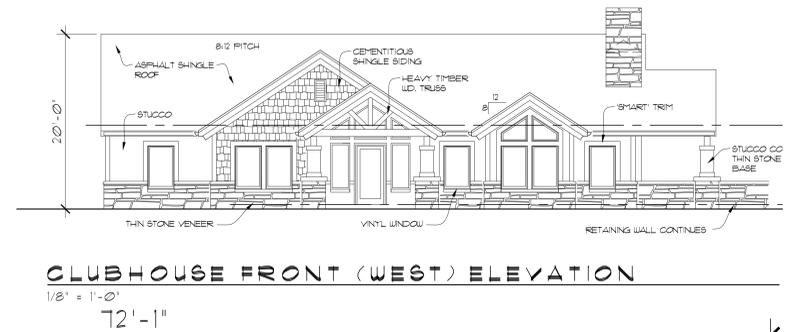
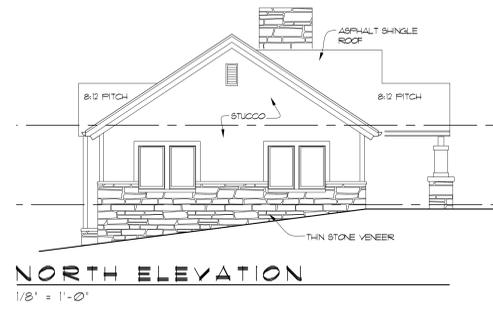
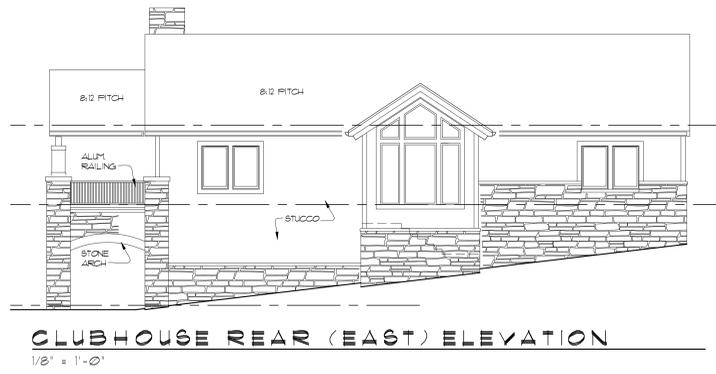
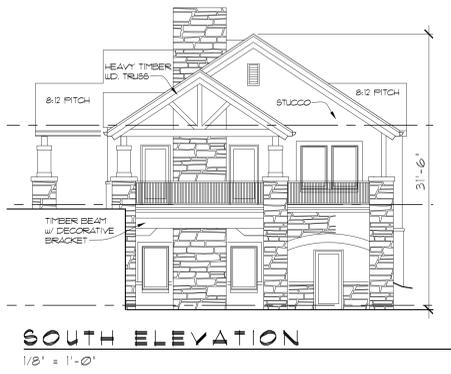
3RD & 4TH FLOOR LAYOUT PLAN
 1/8" = 1'-0"



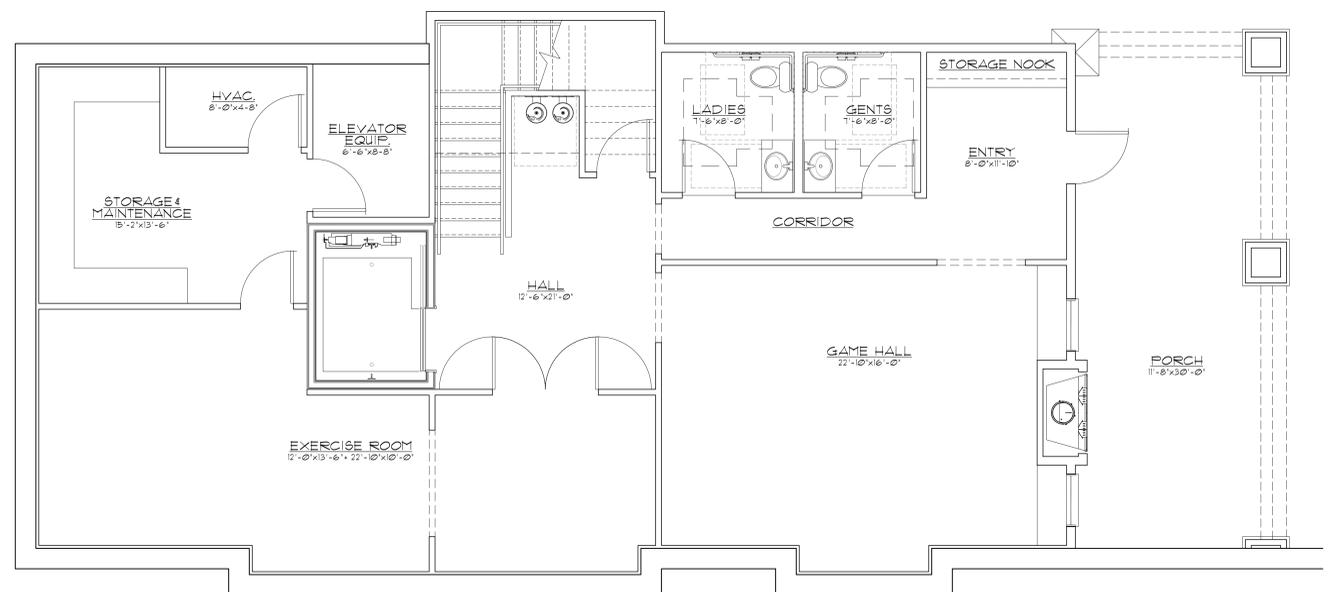


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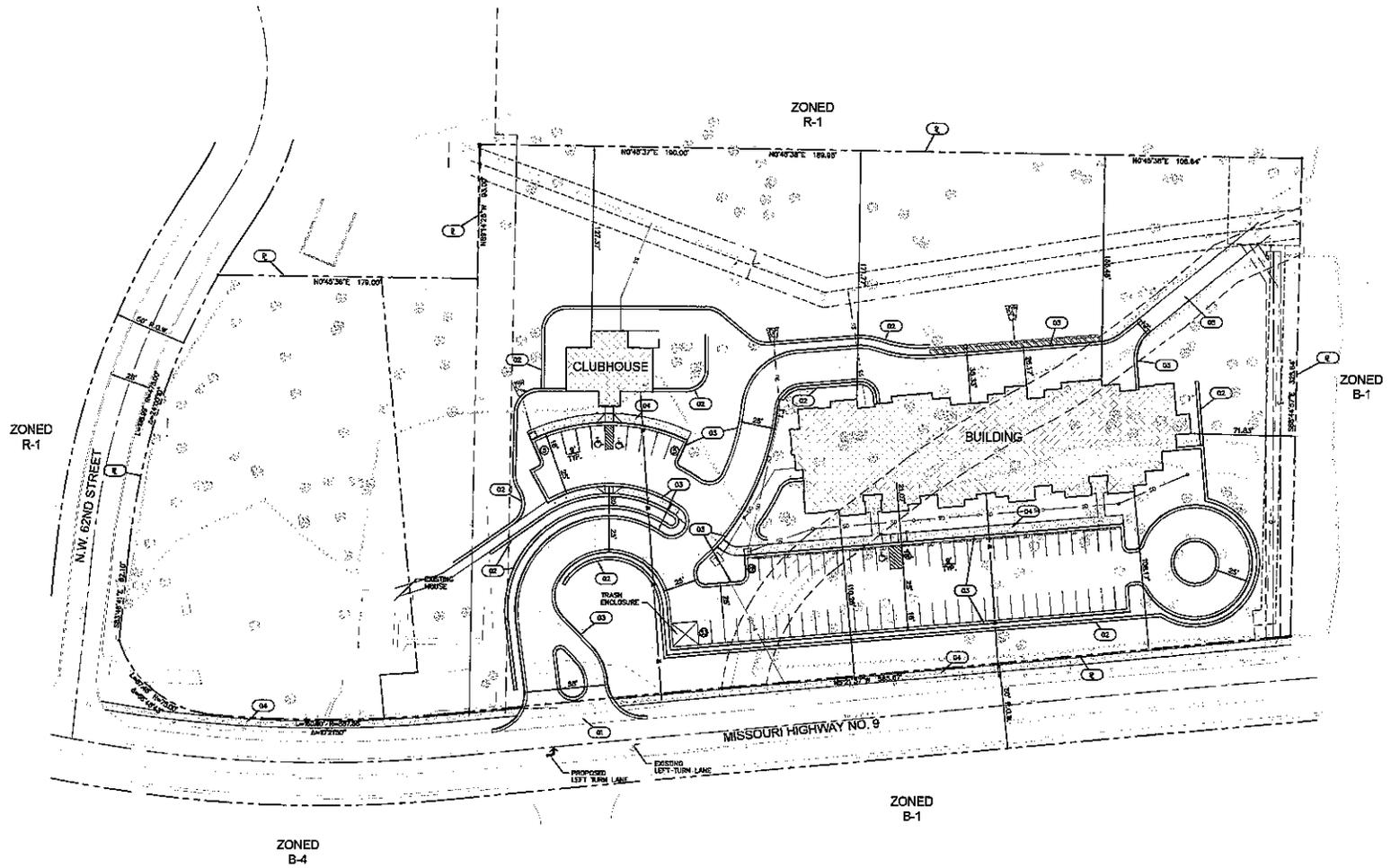
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 JOB No.
 503711
 SHEET No.



1ST FLOOR CLUBHOUSE PLAN
1/4" = 1'-0"



LOWER LEVEL CLUBHOUSE PLAN
1/4" = 1'-0"



DESCRIPTION

LOTS 1 AND 2 OF LAKE POINTE PROFESSIONAL CENTRE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 24 WEST IN PARKVILLE, PLATTE COUNTY, MISSOURI.

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING UNDERGROUND POWER LINE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PARKING STALL COUNT

KEYNOTES

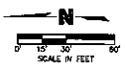
- ① PROPERTY LINE
- ② DRIVE APPROACH PER PUBLIC ROAD PLANS
- ③ PROPOSED RETAINING WALL TYP.
- ④ PROPOSED CURB AND GUTTER
- ⑤ PROPOSED CONCRETE SIDEWALK
- ⑥ PUMP STATION ACCESS

NSPJ
 NEARING STAATS PRELOGAR & JONES AIA CHARTERED
 ARCHITECTS
 315 W. 29th Street
 Parkville, Missouri 64075
 www.nspjarch.com
 Phone: (816) 224-1444 Fax: (816) 224-1445

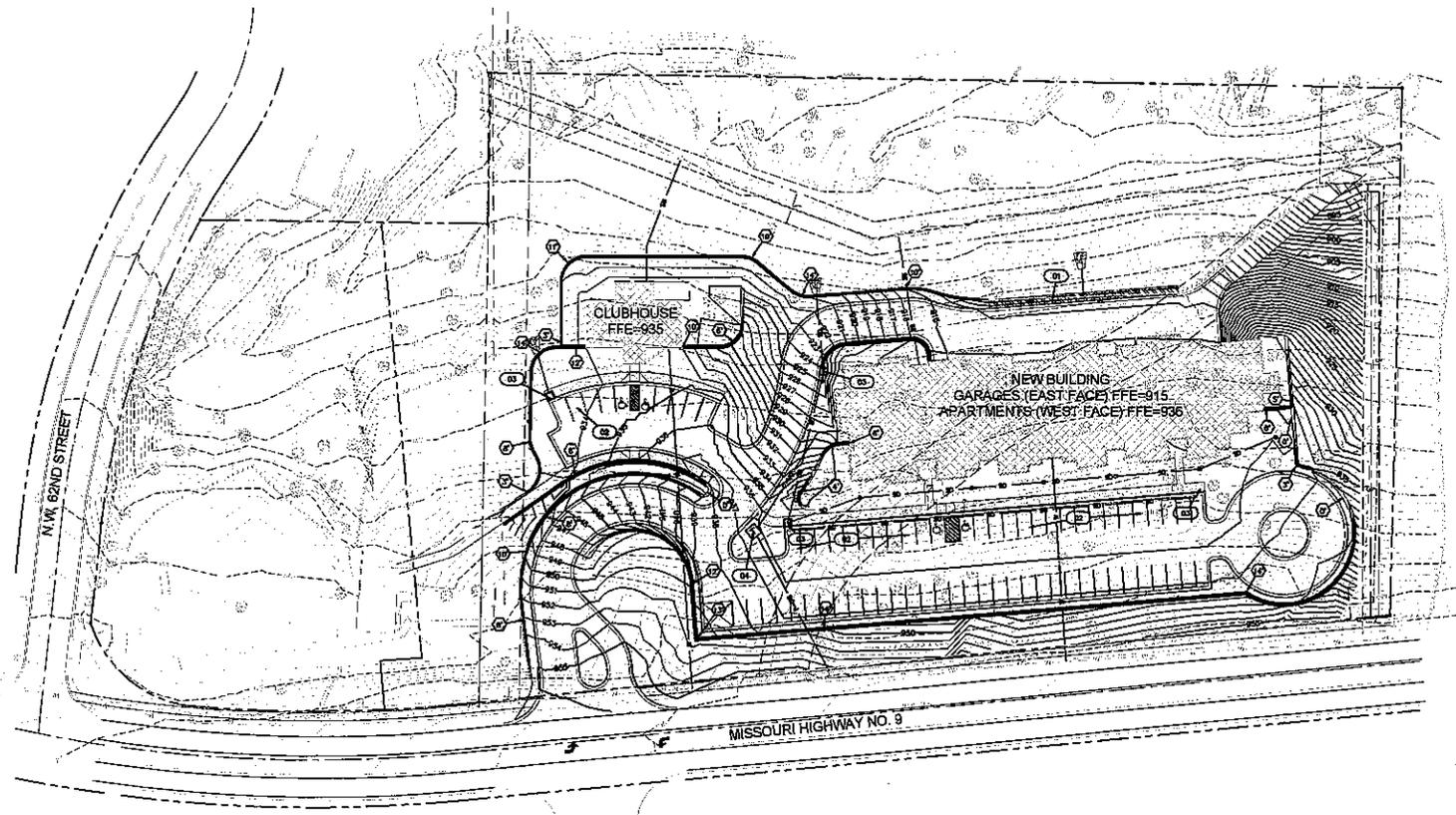
LAKE POINTE LODGE
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 PARKVILLE, MISSOURI

Revisions

Date: January 30, 2014
 Job No.: 505711
 Sheet No.: **C1.0**



01.30.15 PRELIMINARY DEVELOPMENT PLAN



CLUBHOUSE
FFE-935

NEW BUILDING
GARAGES (EAST FACE) FFE-915
APARTMENTS (WEST FACE) FFE-936

N.W. 92ND STREET

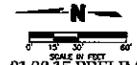
MISSOURI HIGHWAY NO. 9

LEGEND

- PROPERTY LINE
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER
- - - - - EXISTING UNDERGROUND POWER LINE
- P-48 PROPOSED ELECTRIC SERVICE
- W PROPOSED WATER SERVICE
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM SEWER

KEYNOTES

- PROPERTY LINE
- 01 PROPOSED LEVEL SPREADER
- 02 PROPOSED PERVIOUS PAVEMENT WITH STORAGE
- 03 PROPOSED CURB INLET
- 04 PROPOSED POWER TRANSFORMER
- ⊙ WALL HEIGHTS



SCALE OF FEET
01.30.15 PRELIMINARY DEVELOPMENT PLAN

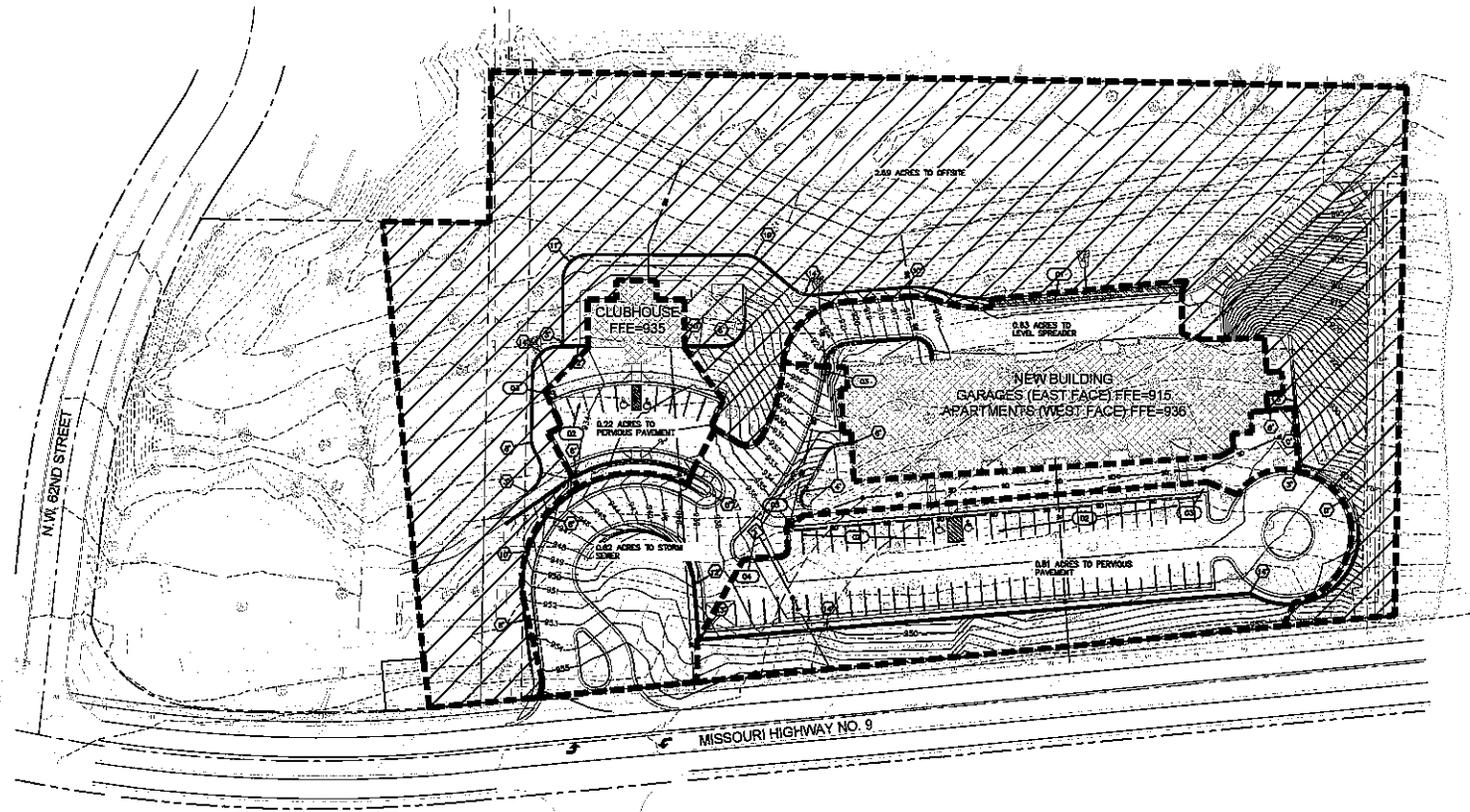
LAKE POINTE LODGE
NEAR CLARK AVE. & HIGHWAY 9
PARKVILLE, MISSOURI

Revisions

Date
January 30, 2014
Job No.
003711
Sheet No.
C2.0

NSPJ
ARCHITECTS

NEARING STRAITS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS
1025 W. 7TH STREET
PARKVILLE, MISSOURI 64401
www.nspjarch.com
PHONE 417-831-1100 FAX 417-831-1500



LEGEND

- PROPERTY LINE
- - - - - EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING UNDERGROUND POWER LINE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE BOUNDARY

KEYNOTES

- Ⓜ PROPERTY LINE
- 01 PROPOSED LEVEL SPREADER
- 02 PROPOSED PERVIOUS PAVEMENT WITH STORAGE
- 03 PROPOSED CLUB INLET
- 04 PROPOSED POWER TRANSFORMER
- ⓧ WALL HEIGHTS



01.30.15 PRELIMINARY DEVELOPMENT PLAN

NSPJ
 NEARING STRAITS PERLOGAN & JONES AIA, CHARTERED
 ARCHITECTS
NSPJ ARCHITECTS, INC. 1001 N. GARDNER ST. SUITE 100
 PARKVILLE, MISSOURI 64151
 PHONE: 816.261.4400 FAX: 816.261.4401
 WWW.NSPJARCHITECTS.COM

LAKE POINTE LODGE
 NEAR CLARK AVE. & HIGHWAY 9
 PARKVILLE, MISSOURI

Revisions
 Date: January 20, 2014
 Job No: 562711
 Sheet No: **C3.0**

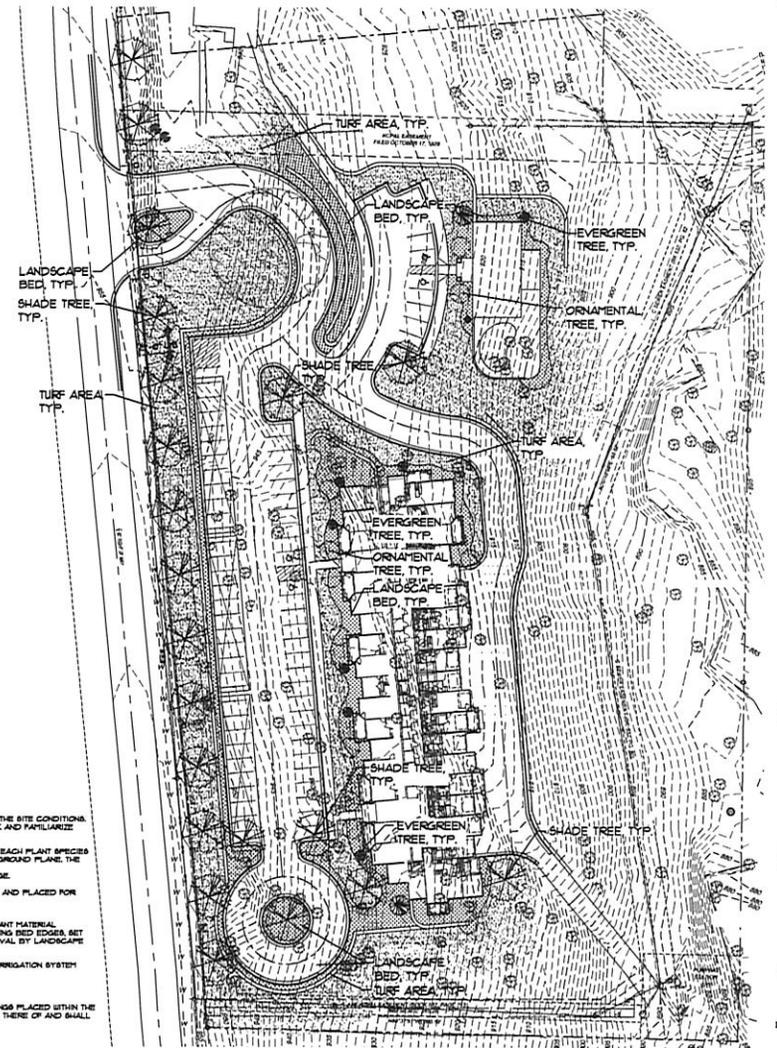
NOTES:
THE INCLUDED PLANT LIST IS A REPRESENTATION OF A RANGE OF POTENTIAL PLANT MATERIAL AND IS NOT INTENDED AS THE FINAL SELECTION OF PLANT VARIETIES TO BE INCLUDED.

PRELIMINARY PLANT LIST

Common Name	Botanical Name	Size	Notes
Shade Trees			
ASH	Fraxinus americana	2' Cal	BA3
BEAM	Quercus macrocarpa	2' Cal	BA3
DOGWOOD	Cornus florida	2' Cal	BA3
FRAXINUS	Fraxinus americana	2' Cal	BA3
GLABER	Quercus macrocarpa	2' Cal	BA3
GRAND OAK	Quercus macrocarpa	2' Cal	BA3
RED BUD	Jacobus inflatus	2' Cal	BA3
SHEDDING	Quercus macrocarpa	2' Cal	BA3
WALNUT	Juglans nigra	2' Cal	BA3
Columnar Trees			
ASH	Fraxinus americana	2' Cal	BA3
DOGWOOD	Cornus florida	2' Cal	BA3
FRAXINUS	Fraxinus americana	2' Cal	BA3
GLABER	Quercus macrocarpa	2' Cal	BA3
GRAND OAK	Quercus macrocarpa	2' Cal	BA3
RED BUD	Jacobus inflatus	2' Cal	BA3
SHEDDING	Quercus macrocarpa	2' Cal	BA3
WALNUT	Juglans nigra	2' Cal	BA3
Evergreen Trees			
ASH	Fraxinus americana	21' BA3	3' Ht.
DOGWOOD	Cornus florida	21' BA3	3' Ht.
FRAXINUS	Fraxinus americana	21' BA3	3' Ht.
GLABER	Quercus macrocarpa	21' BA3	3' Ht.
GRAND OAK	Quercus macrocarpa	21' BA3	3' Ht.
RED BUD	Jacobus inflatus	21' BA3	3' Ht.
SHEDDING	Quercus macrocarpa	21' BA3	3' Ht.
WALNUT	Juglans nigra	21' BA3	3' Ht.
Ornamental Trees			
ASH	Fraxinus americana	2' Cal	N/A
DOGWOOD	Cornus florida	2' Cal	N/A
FRAXINUS	Fraxinus americana	2' Cal	N/A
GLABER	Quercus macrocarpa	2' Cal	N/A
GRAND OAK	Quercus macrocarpa	2' Cal	N/A
RED BUD	Jacobus inflatus	2' Cal	N/A
SHEDDING	Quercus macrocarpa	2' Cal	N/A
WALNUT	Juglans nigra	2' Cal	N/A
Landscape Beds			
Evergreen Shrubs			
ASH	Fraxinus americana	1' Cal	
DOGWOOD	Cornus florida	1' Cal	
FRAXINUS	Fraxinus americana	1' Cal	
GLABER	Quercus macrocarpa	1' Cal	
GRAND OAK	Quercus macrocarpa	1' Cal	
RED BUD	Jacobus inflatus	1' Cal	
SHEDDING	Quercus macrocarpa	1' Cal	
WALNUT	Juglans nigra	1' Cal	
Deciduous Shrubs			
ASH	Fraxinus americana	1' Cal	
DOGWOOD	Cornus florida	1' Cal	
FRAXINUS	Fraxinus americana	1' Cal	
GLABER	Quercus macrocarpa	1' Cal	
GRAND OAK	Quercus macrocarpa	1' Cal	
RED BUD	Jacobus inflatus	1' Cal	
SHEDDING	Quercus macrocarpa	1' Cal	
WALNUT	Juglans nigra	1' Cal	
Palms			
ASH	Fraxinus americana	1' Cal	
DOGWOOD	Cornus florida	1' Cal	
FRAXINUS	Fraxinus americana	1' Cal	
GLABER	Quercus macrocarpa	1' Cal	
GRAND OAK	Quercus macrocarpa	1' Cal	
RED BUD	Jacobus inflatus	1' Cal	
SHEDDING	Quercus macrocarpa	1' Cal	
WALNUT	Juglans nigra	1' Cal	
Turf Areas			

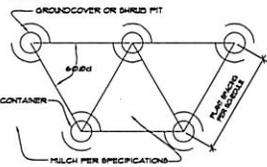
WEST LOT STREET TREES
REQUIRED:
1. 1 TREE PER 40 LF OF STREET FRONTAGE.
16271 LF / 40 LF = 153.175 TREES
PROVIDED:
1. 16 TREES MIN.

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 HARRING. EACH PLANT SPECIES PLANNING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATER COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIED FOR INDIVIDUAL PLANTING:
A. CREEPING OR 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 TREES SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANTING MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT BARRIERS IN VIEWED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SHEET L105 FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO SHEET L100 FOR PLANTING DETAILS & SPECIFICATIONS.
6. IN THE EVENT OF WORK IN OR ON THE 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.

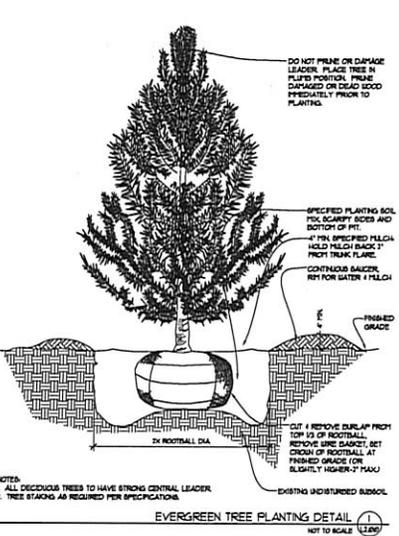
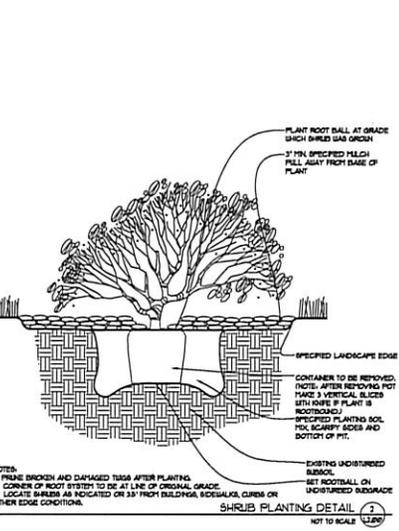
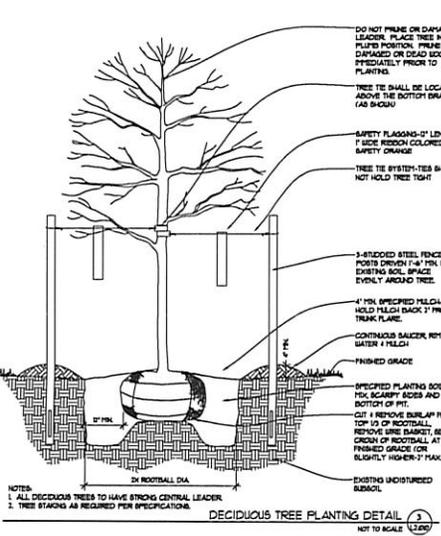
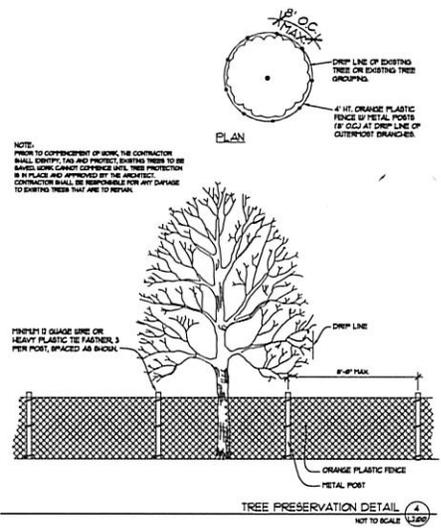
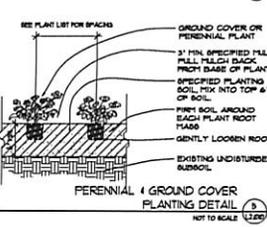
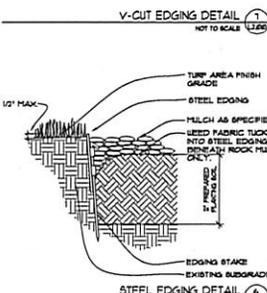
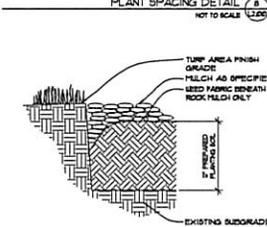


PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"
NORTH

Number	Quantity	Notes
1"	Square Feet x 18	
2"	Square Feet x 21	
3"	Square Feet x 25	
4"	Square Feet x 31	



NOTES: 1. SPACING FOR GROUNDCOVERS, BURLAPS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 6" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.



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 MATERIALS. EACH PLANT SPECIES SHOWN SHALL BE PLACED IN THE FIELD TO OBTAIN THE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. SPECIES AND PLANTING MATERIALS SHALL BE AS SPECIFIED ON THE PLANS.
 - B. ALL TREES SHALL BE A MINIMUM OF 2" FROM PAVED EDGES.
 - C. ALL PLANTS TO BE PLANTED SHALL BE FULLY ACCLIMATED TO THE LOCAL CLIMATE AND SOIL CONDITIONS. ALL PLANTS SHALL BE FULLY ACCLIMATED TO THE LOCAL CLIMATE AND SOIL CONDITIONS.
 - D. ALL TREES SHALL BE A MINIMUM OF 2" FROM PAVED EDGES.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE ARCHITECT SHALL STAGE ALL PROPOSED PLANTING BED EDGES, SET OUT BURLAPS IN PREPARED 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 SHALL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT MATERIALS ARE FOR SUPPLY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO ORDERING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES IF PLANT MATERIAL AS NOTED ON PLANS 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. DO NOT UNLAWFULLY PROCEED WITH CONTRACTOR OR OTHERWISE BEING IT IS KNOWN THAT OTHER DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE EACH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH THIS CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S 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 BEING ACCEPTED BY THE CONTRACTOR AS ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE ARCHITECT'S EXPENSE.
11. LANDSCAPE ARCHITECT SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

DATE/AREA:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER APPLICABLE ASSOCIATION OF HARBORERS SPECIFICATIONS.
2. PLANT MATERIAL SHALL NOT BE PREPARED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN DELIVERED, EACH PLANT SHALL BE PREPARED TO SUPPORT:

 - A. SPECIFIED PLANTING SOIL MIX SCARIFY SIDES AND BOTTOM OF PIT.
 - B. SPECIFIED MULCH SHALL BE FINELY CHIPPED AND BURRED DUNE BROWN HANDEDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
 - C. STEEL EDGING SHALL BE 3/4" X 4" INTERLOCK STEEL EDGING OR EQUAL.

3. CONTRACTOR SHALL USE AN APPROVED TREE STAKING SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL DIRECTIONS AND EASILY ATTACHED AND REMOVED. HOLES AND LINES ARE NOT ACCEPTABLE. APPROVED TREE STAKING SYSTEMS INCLUDE: PLASTIC CHAIN TIE, ON PLASTIC CHAIN TIE TYPE A OR TYPE B WITH TYPED EDGES THAT HAVE LOCK OF AT LEAST 4" ON EACH END.
4. SOIL SHALL BE CENTRIFUGED THROUGH A 20 MESH SCREEN TO REMOVE ALL STONES AND OTHER FOREIGN MATERIALS. SOIL SHALL BE BLENDED WITH ASPHA SPECIFICATIONS FOR FINE-TEXTURED, HIGHLY COMPACTIBLE, PLASTICITY, AND MOISTURE CONTENT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOIL SHALL BE BLENDED WITH LEAST 10% PERCENT FERTILIZER (10-10-10) AND 1% PERCENT B12 VITAMIN. FERTILIZER AND B12 VITAMIN SHALL BE APPLIED TO THE SOIL AT THE TIME OF PLANTING. ALL SOIL SHALL BE FINE-TEXTURED, HIGHLY COMPACTIBLE, PLASTICITY, AND MOISTURE CONTENT. SOIL SHALL BE BLENDED WITH LEAST 10% PERCENT FERTILIZER (10-10-10) AND 1% PERCENT B12 VITAMIN. FERTILIZER AND B12 VITAMIN SHALL BE APPLIED TO THE SOIL AT THE TIME OF PLANTING. ALL SOIL SHALL BE FINE-TEXTURED, HIGHLY COMPACTIBLE, PLASTICITY, AND MOISTURE CONTENT. SOIL SHALL BE BLENDED WITH LEAST 10% PERCENT FERTILIZER (10-10-10) AND 1% PERCENT B12 VITAMIN. FERTILIZER AND B12 VITAMIN SHALL BE APPLIED TO THE SOIL AT THE TIME OF PLANTING.
5. SEED MIXTURE SHALL BE TURF TYPE TALL FESCUE 70%, PERENNIAL RYE GRASS 20%, BLUEGRASS 10%. APPLICATION RATE: 1000/1000 SQ FT.
6. FERTILIZER: PROVIDE 4" BAY FERTILIZER FROM THE FOLLOWING 3 VARIETIES: BEEF, OR, TALL FESCUE, BAY LEAF TALL FESCUE, AMARHO 11 TALL FESCUE, DONAHUE 11 TALL FESCUE, DONAHUE 11 TALL FESCUE, DONAHUE 11 TALL FESCUE.
7. PERENNIAL: BEEF, OR, TALL FESCUE, BAY LEAF TALL FESCUE, AMARHO 11 TALL FESCUE, DONAHUE 11 TALL FESCUE, DONAHUE 11 TALL FESCUE, DONAHUE 11 TALL FESCUE.
8. KENTUCKY BLUEGRASS - PROVIDE 4" BAY BLENDED FROM THE FOLLOWING 3 VARIETIES: HAYSTACK BLUEGRASS, RAVEN KENTUCKY BLUEGRASS, HOTTENTOT KENTUCKY BLUEGRASS.
9. STEPPING STONES SHALL BE BLACK HILLS FLAGSTONE AS PROVIDED BY SPECTO MATERIALS OR APPROVED EQUAL. 16-20" HIGH, 12" X 12" THICK.
10. ROCK BEDS SHALL BE 4" PERCENT GRAVEL, 3" X 3" SIZE, 4" BAY CALKUS CANTON ROCK. CORNERS 9" X 9" SIZE BY SPECTO DISTRIBUTION OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC 1" X 4" MIN DEPTH.
11. BURLAP SHALL BE SELECTED BY CUSTOMER REPRESENTATIVE. 34-48" VARYING SIZE, COLOR APPLICABLE TO GRAVEL.
12. PROVIDE SOIL COVERAGE. AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR FOR ALL NEW PLANTING BEDS. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE SOIL COVERAGE IN ALL PLANT BEDS.
13. ALL PLANTING BEDS SHALL BE COVERED WITH 1/2" COTTON BOLL COMPOST FERTILIZER. 1000 LB PER 1000 SQ FT. ALL PLANTING BEDS SHALL BE COVERED WITH 1/2" COTTON BOLL COMPOST FERTILIZER. 1000 LB PER 1000 SQ FT. ALL PLANTING BEDS SHALL BE COVERED WITH 1/2" COTTON BOLL COMPOST FERTILIZER. 1000 LB PER 1000 SQ FT.
14. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL. PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
15. PLANT PIT BURLAP FOR TREES AND SHRUBS SHALL BE 3/4" COTTON BOLL COMPOST AND 3/4" TOPSOIL. BAY LEAF TALL FESCUE, TOPSOIL SHALL BE NATURAL FERTILE, FINE-TEXTURED SOIL. COMPOST SHALL BE EXCLUSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO FREE OF CLAY LUMP, STONES, ROOTS, ROCKS OR BURLAP 2" OR MORE IN DIAMETER.
16. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE PLACING CURVES. SMOOTH CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
17. WHOLE EDGE SHALL BE 2" TO 4" DEPTH WITH ANGLE EDGE OF LANDSCAPE BED EDGE AND VERTICAL EDGE ON TURF BEDS. BACKFILL V-CUT EDGE WITH BURRED HANDEDWOOD MULCH TO GRADE.
18. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". FILL INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".
19. BURLAP: ALL BURLAP SHALL BE NUMBERED IN REARDED STAKING CONTAINERS. BURLAP THAT HAS BECOME WET, POLY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE MUST NOT BE ACCEPTABLE.

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