

Site Info:

Total Site Area: 15005.08 sf / 0.344 Ac

Existing Zoning: R-18/PUD
Proposed Zoning: R-18/PUD

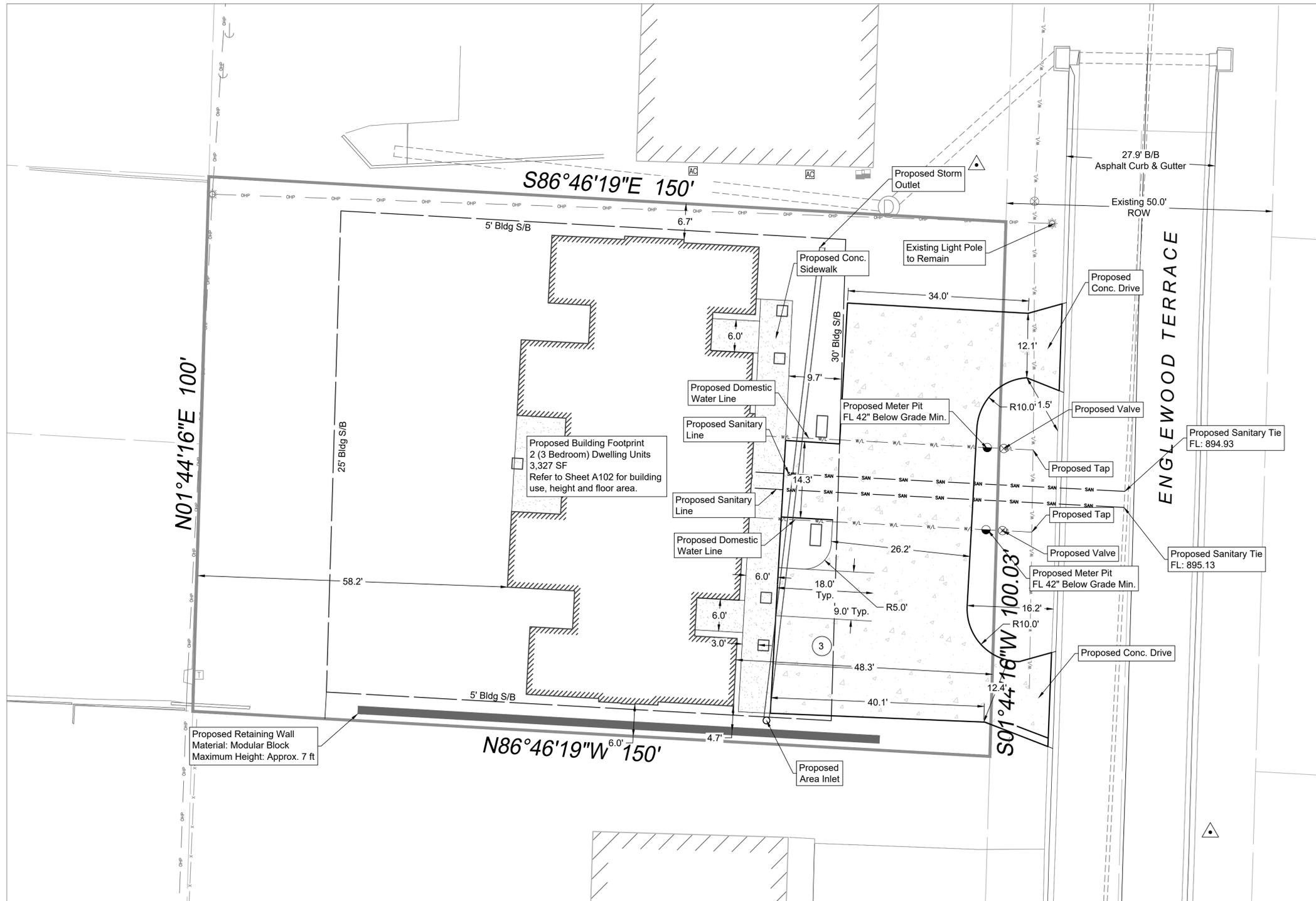
Existing Impervious: 0.00 sf
Proposed Impervious: 7,277.68 sf

Existing Use: Vacant Lot
Proposed Use: Residential Duplex (2 Units)

Proposed Height: Re: Sheet A102

Parking Required: 2 Spaces
Parking Proposed: 3 Spaces + On Street Parking

Construction Phasing: 1 Phase - Complete Winter 2020



Parking Count Legend

(X) Standard Parking Stall



NO.	BY	DATE	REVISION
JGW	AG	05/11/2020	Original Submittal To City

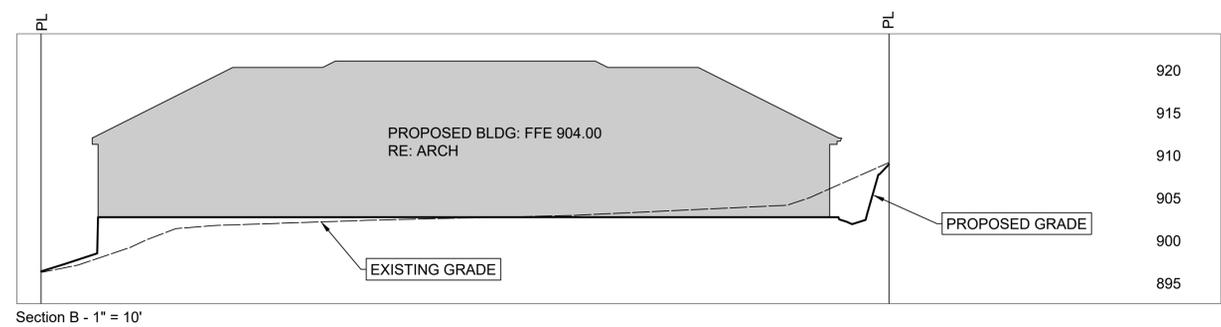
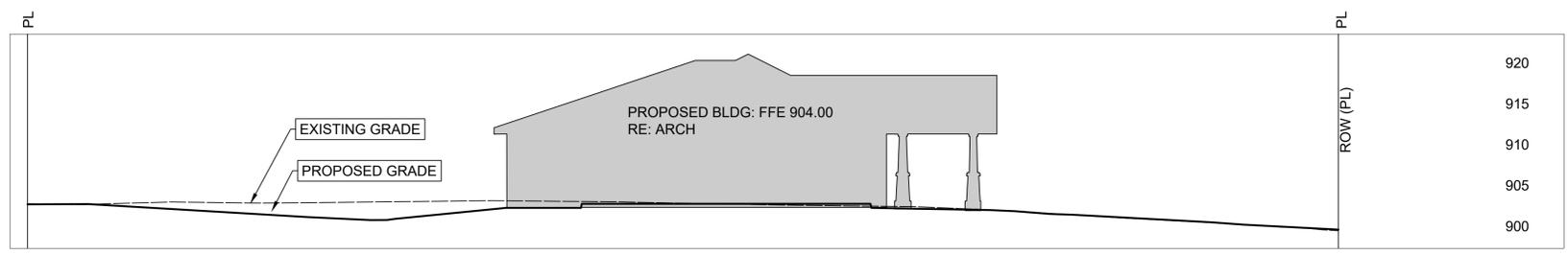
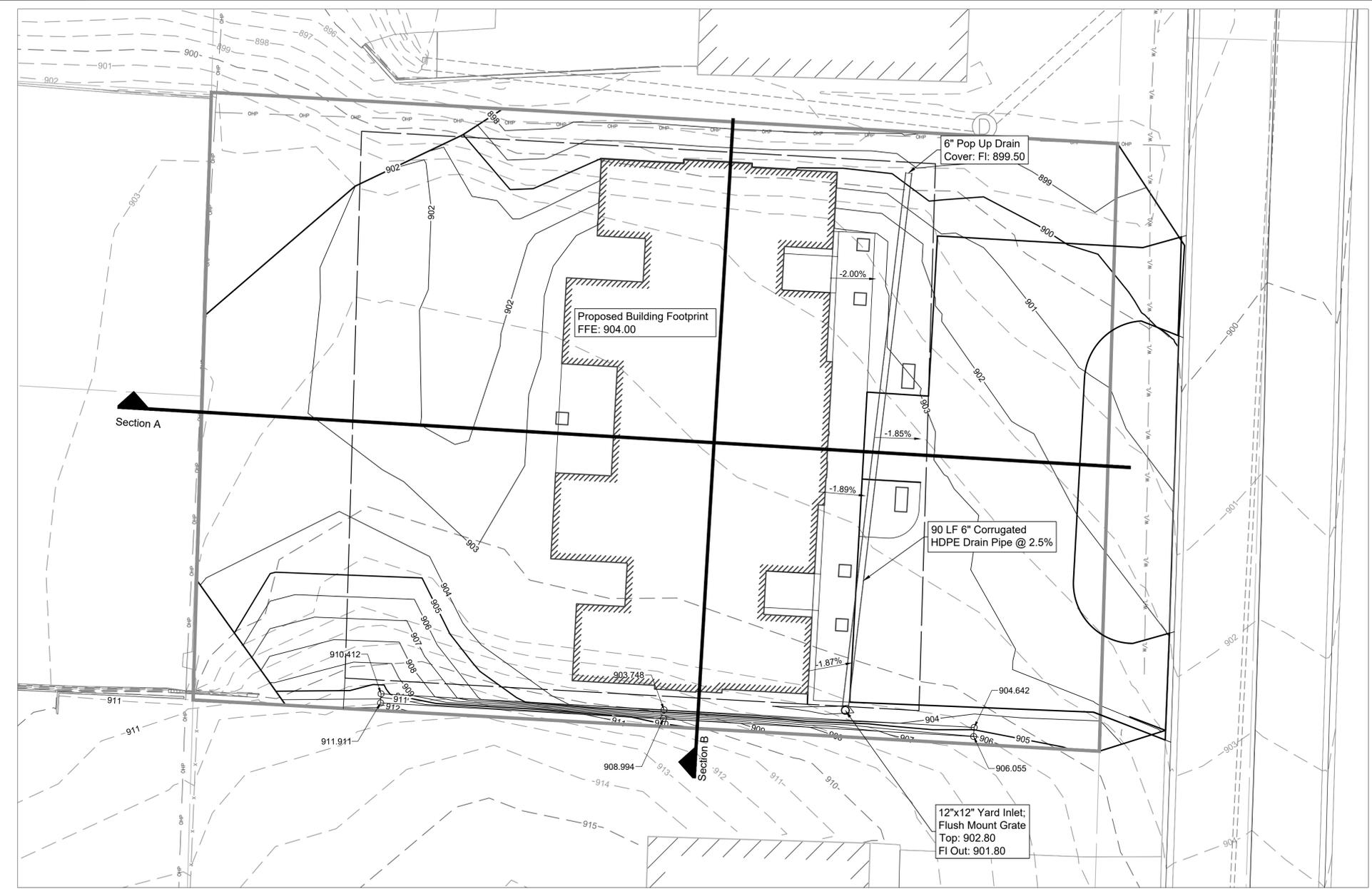
NO.	BY	DATE	REVISION
1	JGW	05/11/2020	Original Submittal To City
	AG		
	GD		

Renaissance Infrastructure Consulting
132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
913.377.9500
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033830

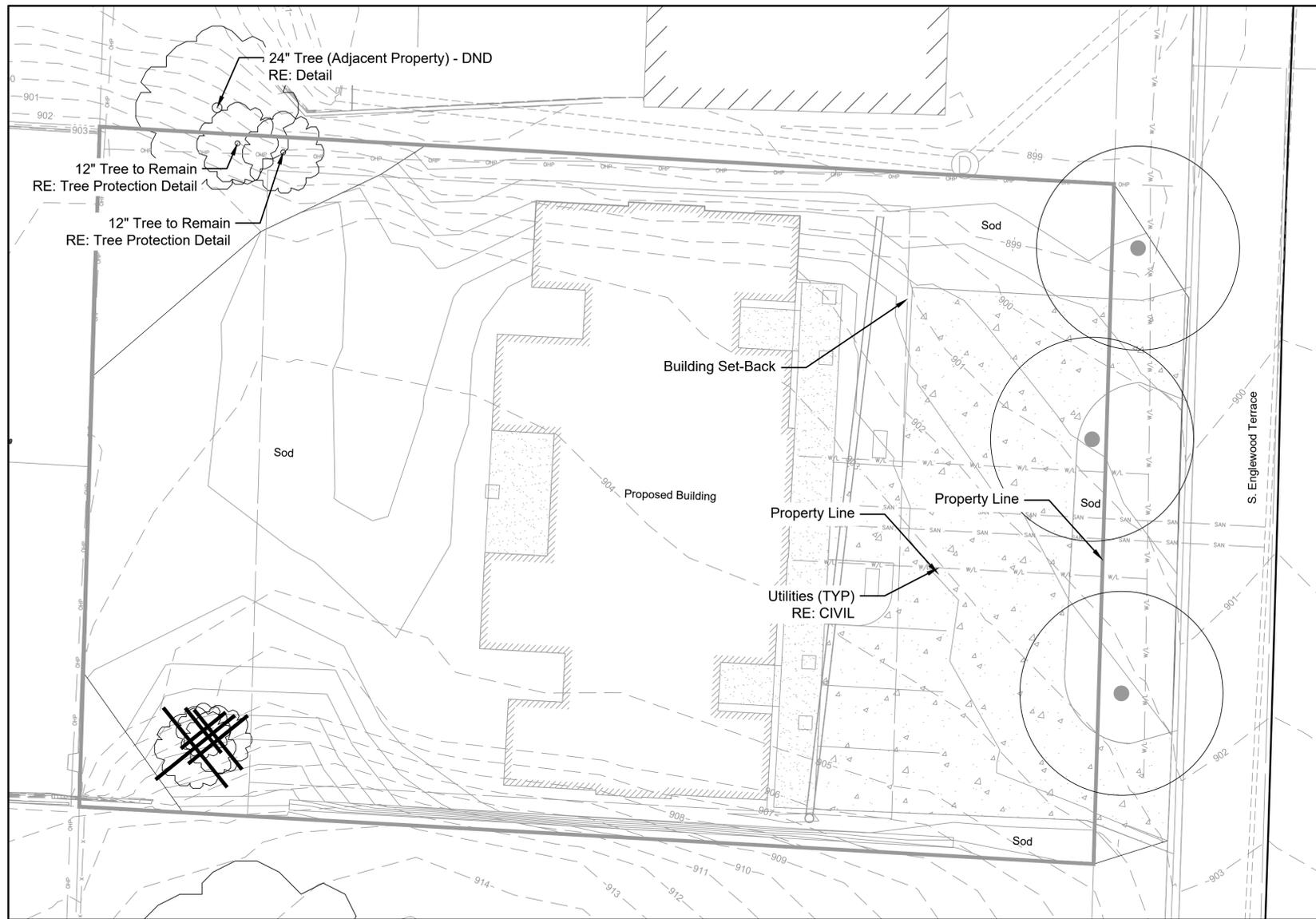
General Notes:

LEGEND

- - - Existing Major Contour
- - - Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



May 12, 2020-1:03pm
Z:\civic design\2019\19-0167\DWG\Sheets\19-0167 GRAD-PDF.dwg



LANDSCAPE DATA

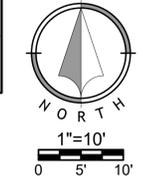
Required Lot Trees	Provided Lot Trees
1 Front Yard Tree	1 Front yard Tree (28' from building setback)
1 Back Yard Tree	2 - 12" Preserved Back Yard Trees
Preserved Trees	
2 - 12" Back Yard Trees = 4 Trees	
* Preserved Trees may not account for buffer or screening trees	
** Preserved Trees may not account for more than half of the required tree counts.	
Required Street Trees	Provided Street Trees
1 Tree per 50' = 2 trees	2 Trees

CONCEPT PLANT SCHEDULE

Symbol	Plant Species	Quantity
Circle with dot	SHADE TREES - 2.5" CAL. B&B Acer platanoides 'Emerald Queen' / Emerald Queen Maple Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Acer rubrum 'Red Sunset' / Red Sunset Maple Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust Quercus bicolor / Swamp White Oak Quercus macrocarpa / Burr Oak Quercus palustris / Pin Oak Quercus rubra / Red Oak Quercus shumardii / Shumard Red Oak Tilia cordata 'Greenspire' / Littleleaf Linden Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	3
Circle with X	Existing Tree to be REMOVED	
Circle with dot	Existing Tree to REMAIN	

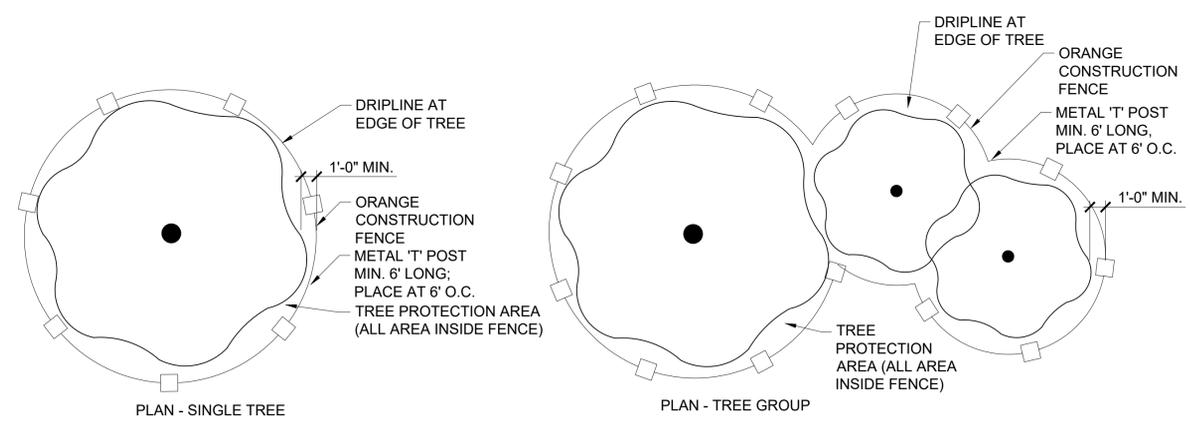
LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- PREPARE PLANTING BEDS/TREE SAUCERS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF), AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL. EXISTING, PRESERVED TREES SHALL BE UNDER WARRANTY FOR A PERIOD OF 18 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. NEWLY INSTALLED PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. LIMITS OF IRRIGATION SHALL BE DETERMINED BY OWNER. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

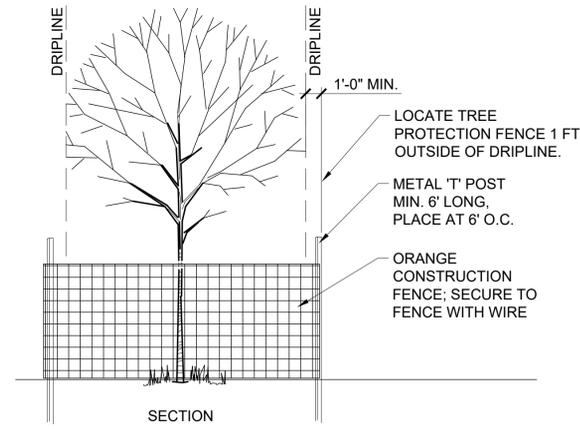


TREE PROTECTION NOTES:

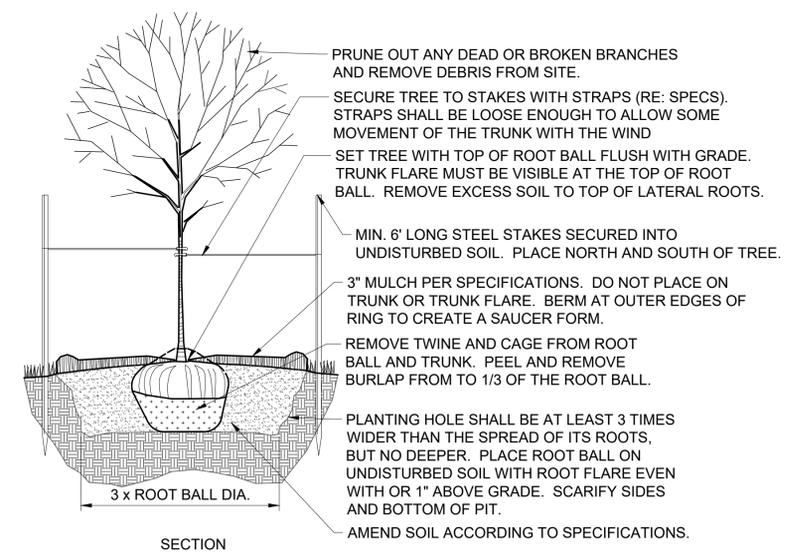
- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE MAINTENANCE. REPAIR AND/OR REPLACE ALL SECTIONS DAMAGED DURING CONSTRUCTION OPERATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR HEALTH OF PROTECTED TREES THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHOWING SIGNS OF STRESS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY. ALL TREES THAT DIE DUE TO CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. THE REPLACEMENT TREE SHALL BE OF COMPARABLE SIZE & SPECIES BASED ON NURSERY AVAILABILITY. CONTRACTOR SHALL SUBMIT REPLACEMENT TREES TO OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.
- ALL TREE PROTECTION AREAS SHALL BE OVER-SEEDDED AND RESTORED TO ORIGINAL CONDITION; RE: SPECIFICATIONS



TREE PROTECTION DETAIL - NTS



SECTION



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	BY	DATE	REVISION
1	JMM/AG	05/11/2020	Original Submittal To City

Renaissance Infrastructure Consulting
132 ABILEE AVENUE
KANSAS CITY, KANSAS 66103
913.317.9500
WWW.RIC-CONSULT.COM
E-2010033630
MO Certificate of Authority

May 12, 2020 - 1:03pm
Z:\civic design\2019\18-0167\DWG\Shade.kpl (S:\0167.LND-PDP.dwg)

