

# SITE PLAN FOR TOMMY'S CAR WASH

Sections 27-Township 12S-Range 19E  
City of Lawrence  
Douglas County, Kansas

## CONTROL

Control

Coordinates Shown Hereon:

Modified State Plane (Project Ground Coordinates), NAD83  
1501 - Kansas North, U.S. Feet  
Vertical - NAVD88, U.S. Feet

Combined Adjusted Factor (CAF) = 0.9999254  
To get to State Plane:  
Coordinates x CAF = State Plane

CP #100 - 1/2" Iron Bar with GBA Cap at NW corner of intersection of entrance to parking lot north of Applebee's and Monterey Way

Coordinates:  
N: 244473.18  
E: 2083273.27  
EL: 1011.86'

- Ties:
- 1) 6.5' South to Chiseled "U" cut on north back of curb
  - 2) 49.4' West to Centerline of Monterey Way
  - 3) 25.9' South to Centerline of Parking Lot Entrance Drive north of Applebee's

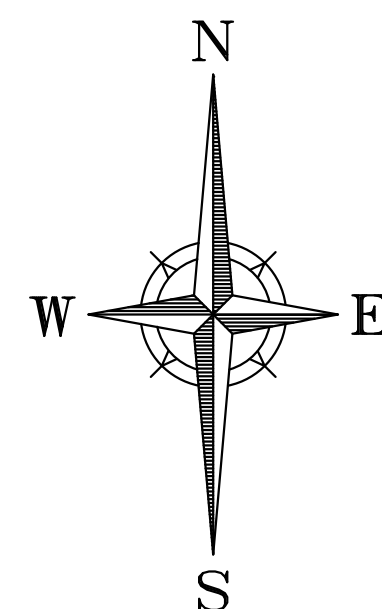
CP #101 - 1/2" Iron Bar with GBA Cap South of the South Curb of the Applebee's Parking Lot

Coordinates:  
N: 244088.09  
E: 2083074.59  
EL: 1003.70'

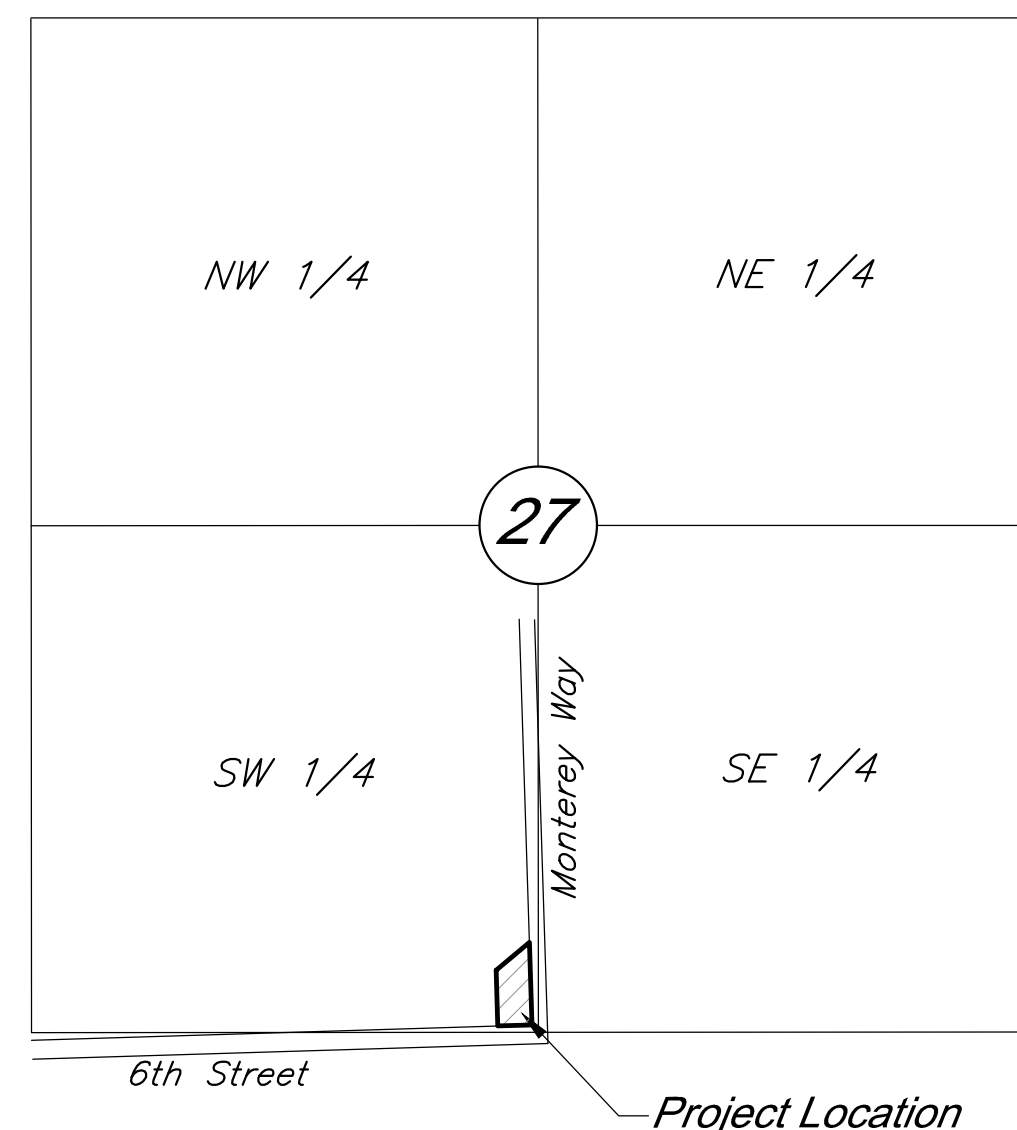
- Ties:
- 1) 90' +/- East to the west face of Applebee's Building projected south
  - 2) 15.9' NE to SW Corner of island that juts out north of the south line of the parking lot
  - 3) 66.40' ENE to Centerline of parking lot light near entrance to Applebee's Building
  - 4) 50' +/- South to north back of curb 6th Street.

BM #10 - Chiseled "U" Cut on North Back of Curb of Entrance off of Monterey Way north of Applebee's Parking Lot

Coordinates:  
N: 244466.65  
E: 2083273.58  
EL: 1011.80'



Scale: 1"=1000'



### VICINITY MAP

Section 27-T12S-R19E

## INDEX OF SHEETS

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<b>C1</b>	<b>Title Sheet</b>
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<b>C5</b>	<b>Grading Plan</b>
<b>C6</b>	<b>Dimension Plan</b>
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<b>C10</b>	<b>Building Elevations</b>
<b>C11</b>	<b>Erosion Control Plan</b>
<b>C12</b>	<b>Erosion Control Notes &amp; Details</b>
<b>C13</b>	<b>Lighting Plan</b>
<b>L1</b>	<b>Landscape Plan</b>
<b>L2</b>	<b>Landscape Details</b>

## UTILITY CONTACTS

<u>Sanitary Sewers and Water:</u>	City of Lawrence General Number: 785-832-7800	<u>Gas:</u>	Kansas Gas Service General Number: 800-794-4780
<u>Cable TV:</u>	Midco PO Box 5010 Sioux Falls, SD 57117 General Number: 800-888-1300	<u>Electric Service:</u>	Black Hills Energy General Number: 888-890-5554
<u>Telephone and Fiber:</u>	AT&T General Number: 800-288-2020		Kansas One Call 811

DEVELOPED AND OWNED BY:  
WILD PINES VENTURES, LLC  
107 LAYTON ST, SUITE A  
Dodge City, KS 67801  
PHONE: 620-255-4293  
CONTACT: AUSTIN DAVIS  
EMAIL: A.DAVIS@WILDPINESVENTURES.COM

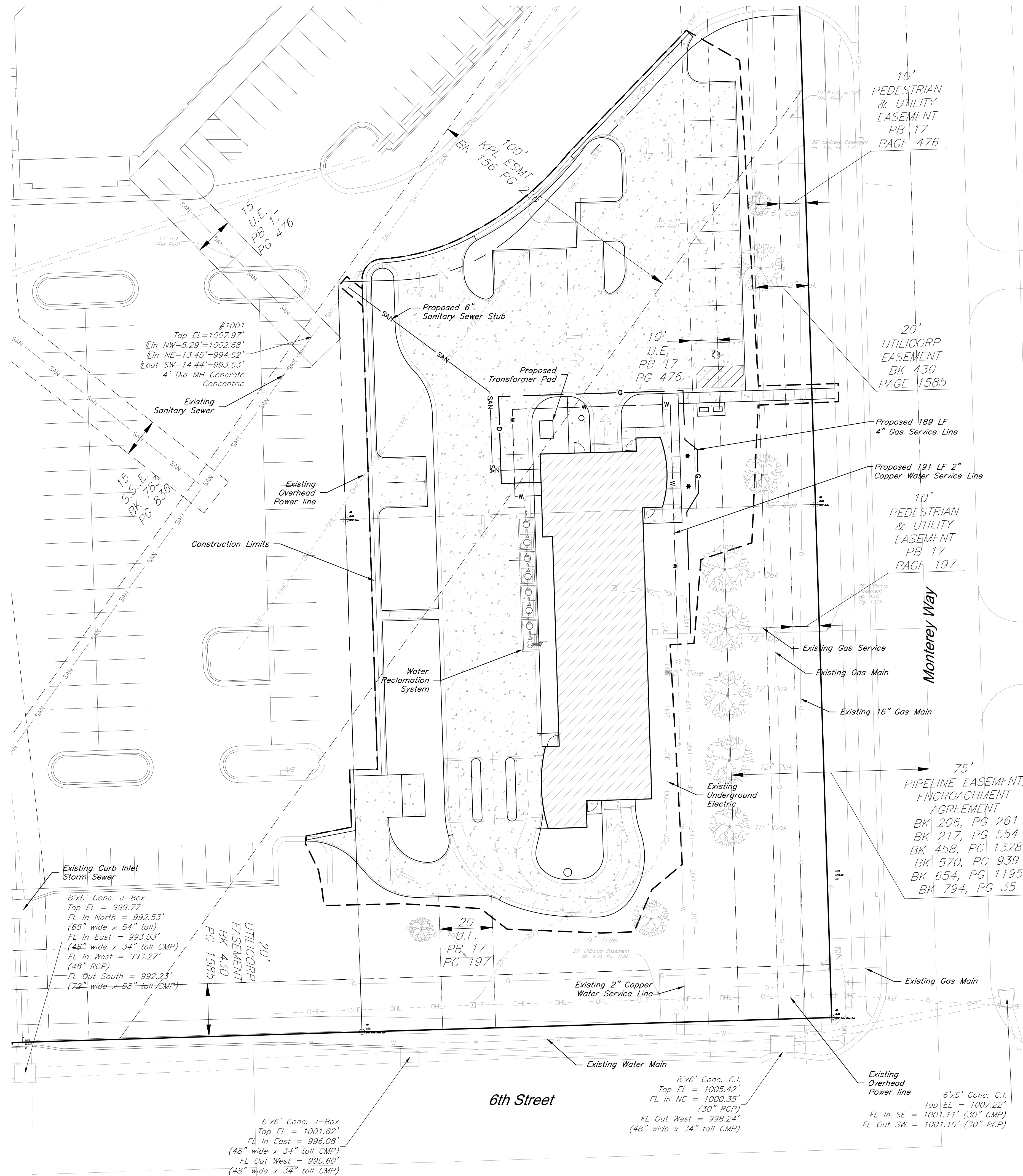
PREPARED & SUBMITTED BY:  
GEORGE BUTLER ASSOCIATES, INC.  
9801 RENNER BOULEVARD  
LENEXA, KANSAS 66219  
PHONE: 913-492-0400  
FAX: 913-577-8312  
CONTACT: BRAD BURTON P.E.  
EMAIL: BBURTON@GBATEAM.COM

**GBA**  
architects  
engineers

9801 Renner Boulevard  
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913.492.0400  
www.gbateam.com



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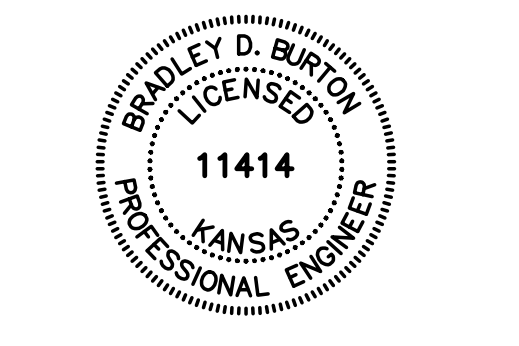
**Legend**

	Cable TV Pedestal		Fire Hydrant
	Power Pole		Water Meter
	Guy Anchor		Fiber Optic Line
	Electrical Manhole		Fire Protection Line
	Electrical Transformer		Gas Line
	Gas Meter		Over Head Electric
	Curb Inlet		Over Head Telephone
	Sanitary Sewer Manhole		Over Head Cable TV
	Sanitary Sewer Manhole		Property Line
	Sanitary Sewer Manhole		Right-of-Way Line
	Light Pole		Sanitary Sewer Line
	Boring Hole		Underground Electric
	Sign		Underground Telephone
	Telephone Pedestal		Underground Cable TV
	Traffic Signal Post		Water Line
	Traffic Manhole		

**CAUTION:**  
Numerous utilities in area. Contractor to verify location and depth of all utilities prior to beginning any work.

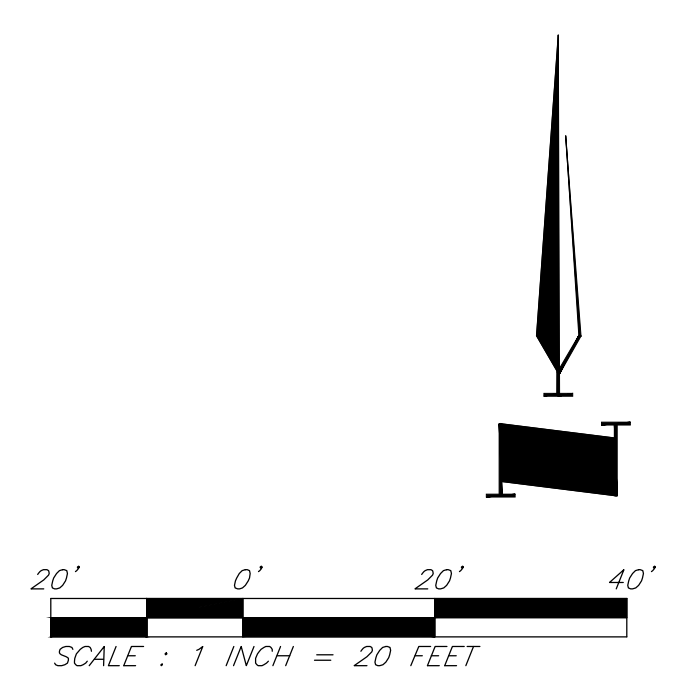
**GBA**  
architects  
engineers  
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PROPOSED FACILITY FOR:  
**TOMMY'S CAR WASH**  
LAWRENCE, KS

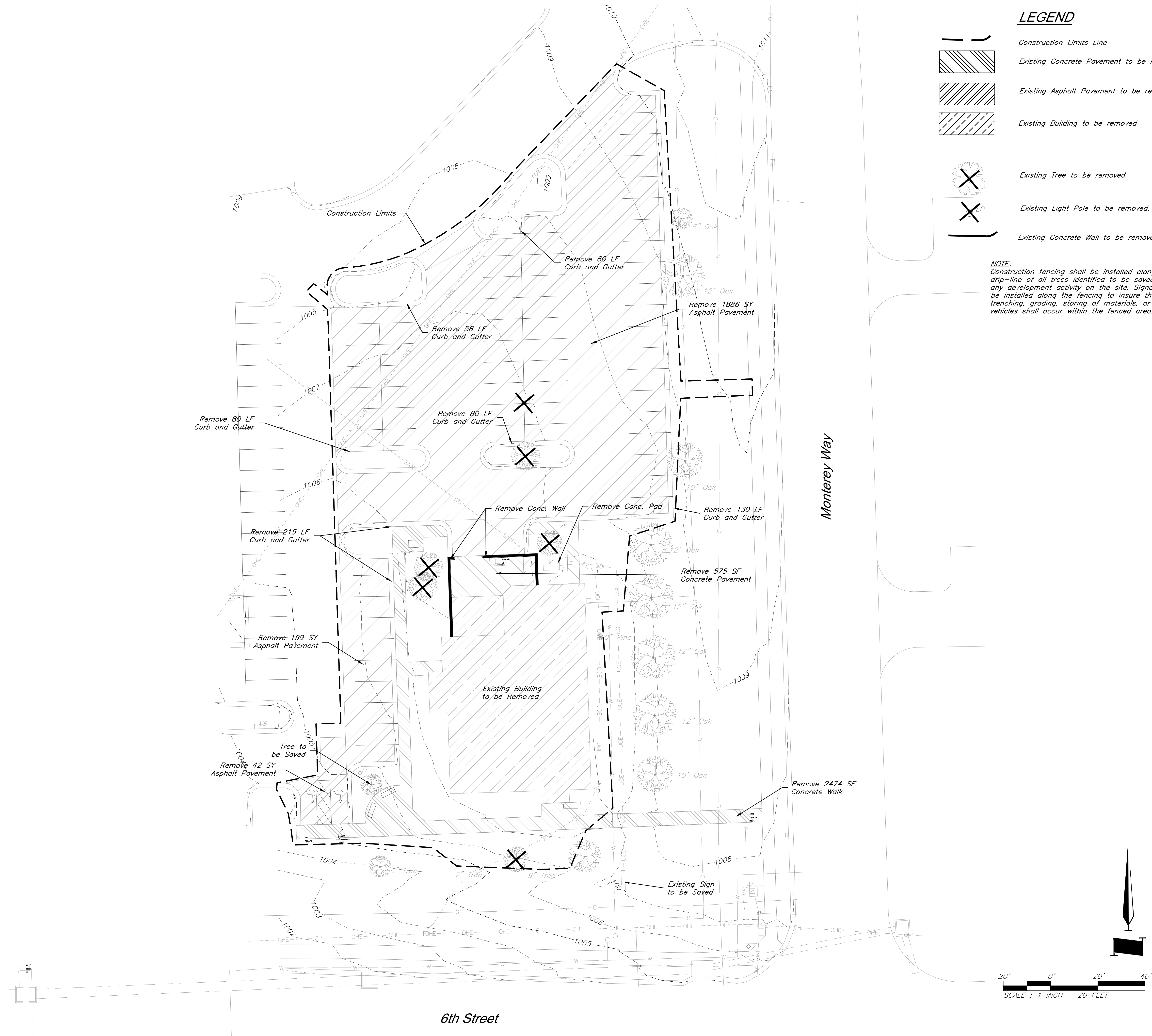


REVISION




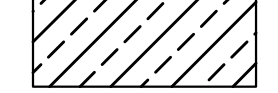
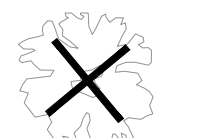

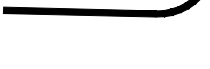
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DATE  
1/26/18  
DESIGNED  
BDB/HTR  
DRAWN  
JWM/DGL  
REVIEWED  
BDB/HTR  
SHEET TITLE  
**General  
Layout**  
SHEET NUMBER  
**C3**



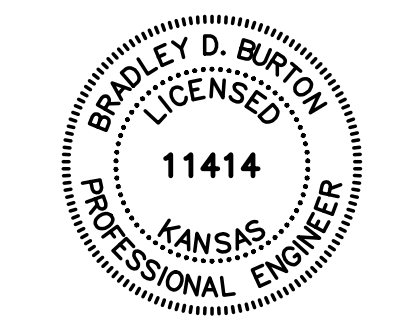
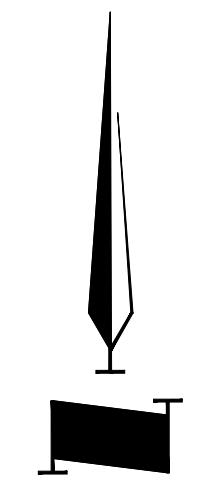
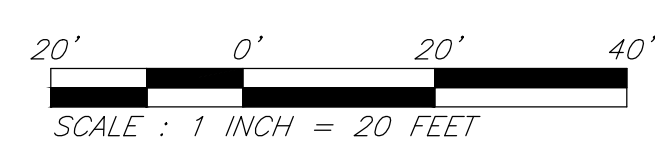
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**LEGEND**

-  Construction Limits Line
-  Existing Concrete Pavement to be removed
-  Existing Asphalt Pavement to be removed
-  Existing Building to be removed
-  Existing Tree to be removed.
-  Existing Light Pole to be removed.
-  Existing Concrete Wall to be removed

**NOTE:**  
Construction fencing shall be installed along the drip-line of all trees identified to be saved, prior to any development activity on the site. Signage shall be installed along the fencing to insure that no trenching, grading, storing of materials, or parking of vehicles shall occur within the fenced area.



REVISION

PROJECT NUMBER  
13876  
DATE  
1/26/18

DESIGNED  
BDB/HTR  
DRAWN  
JWM/DGL  
REVIEWED  
BDB/HTR  
SHEET TITLE

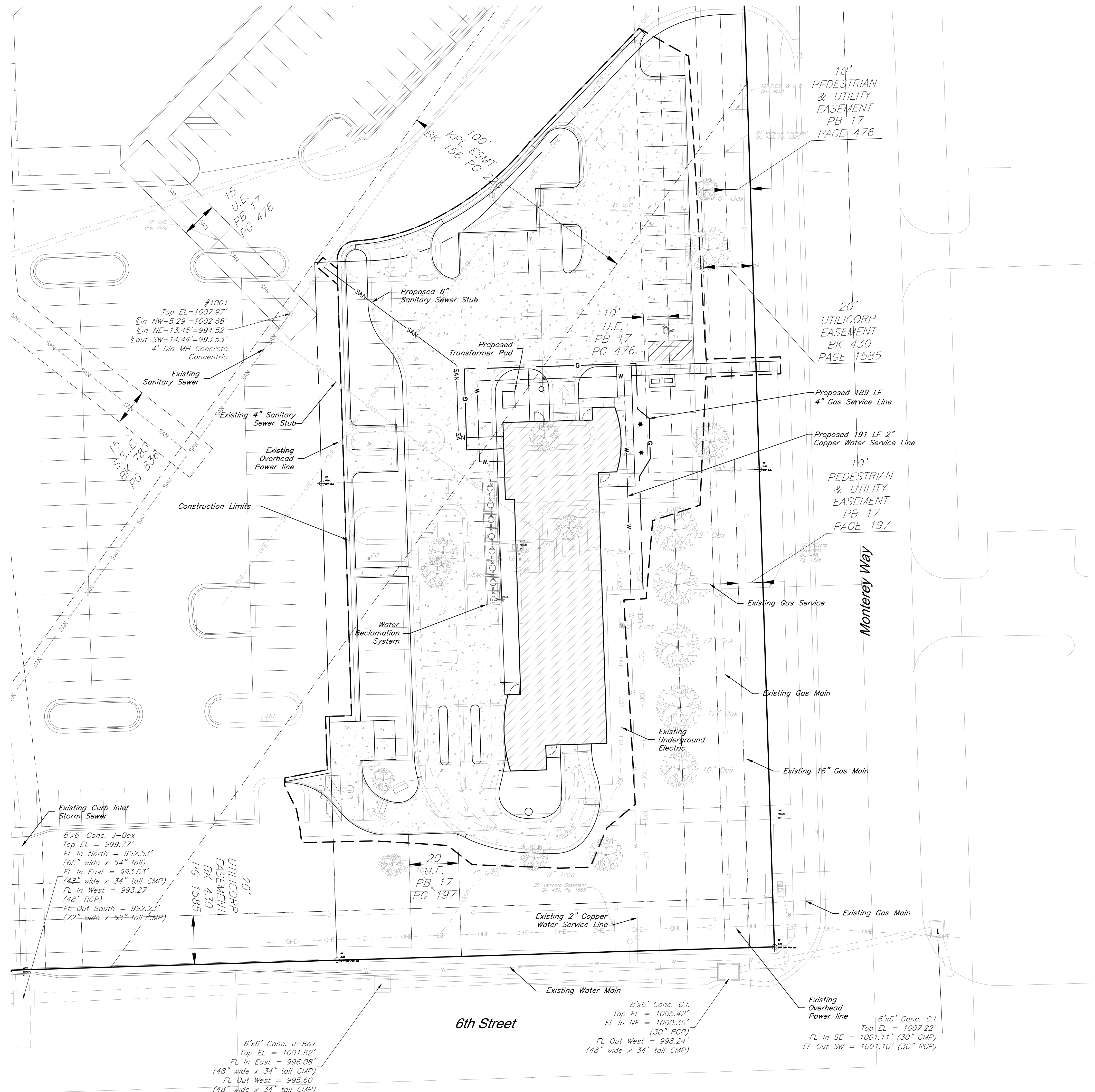
**Demolition  
Plan**

SHEET NUMBER  
**C4**





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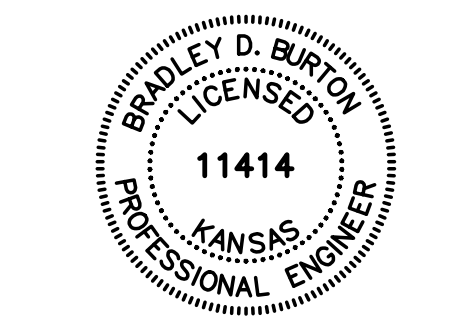
**Utility Legend**

	Cable TV Pedestal		Fire Hydrant
	Power Pole		Water Meter
	Guy Anchor		Fiber Optic Line
	Electrical Manhole		Fire Protection Line
	Electrical Transformer		Gas Line
	Gas Meter		Over Head Electric
	Curb Inlet		Over Head Telephone
	Sanitary Sewer Manhole		Over Head Cable TV
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	Telephone Pedestal		Underground Cable TV
	Traffic Signal Post		Water Line
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**CAUTION:**  
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LAWRENCE, KS



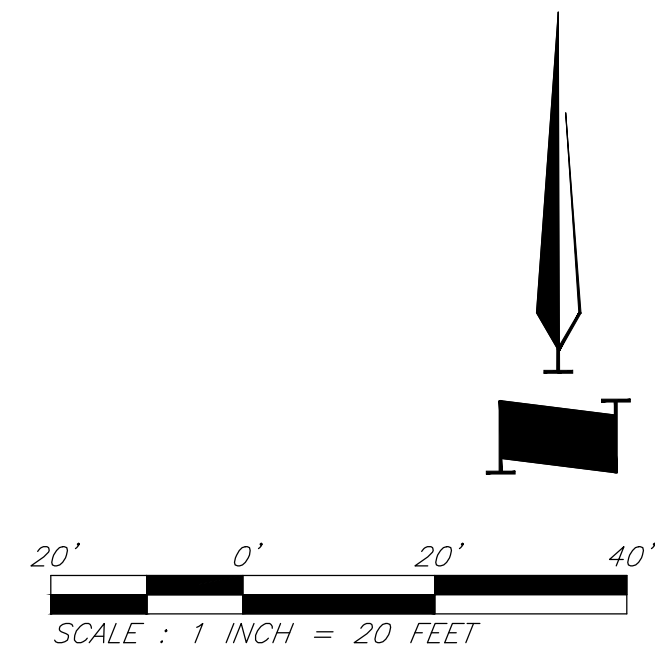
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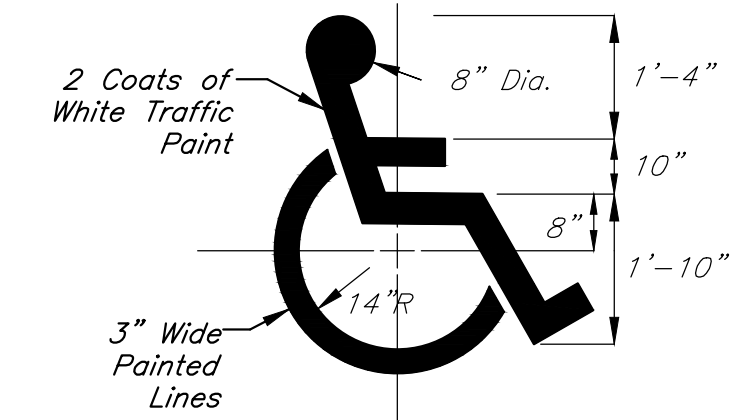
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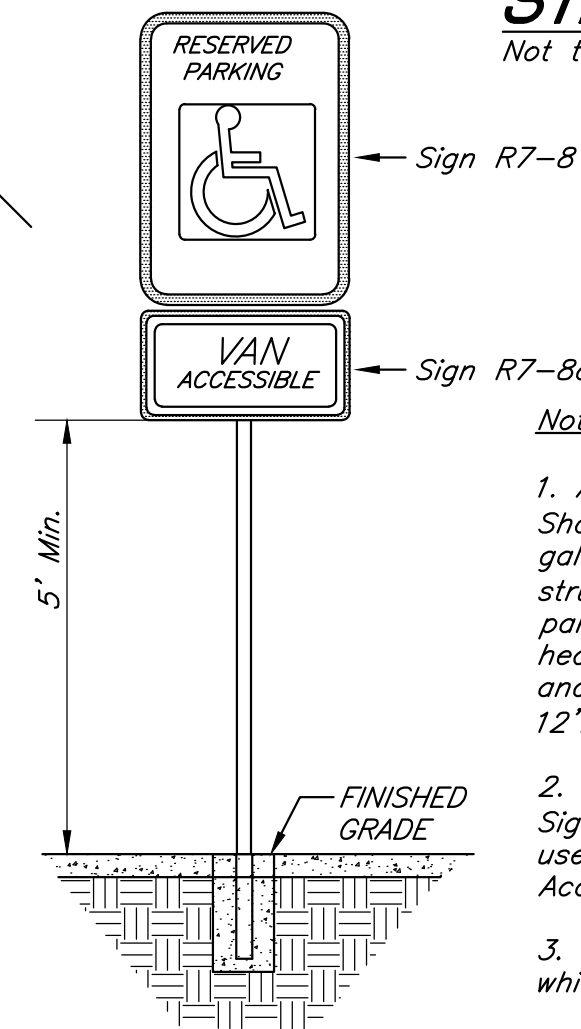
**Utility Plan**  
SHEET NUMBER  
**C7**

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Engineering CO# E-92  
Architecture CO# A-45  
Land Surveying CO# LS-8

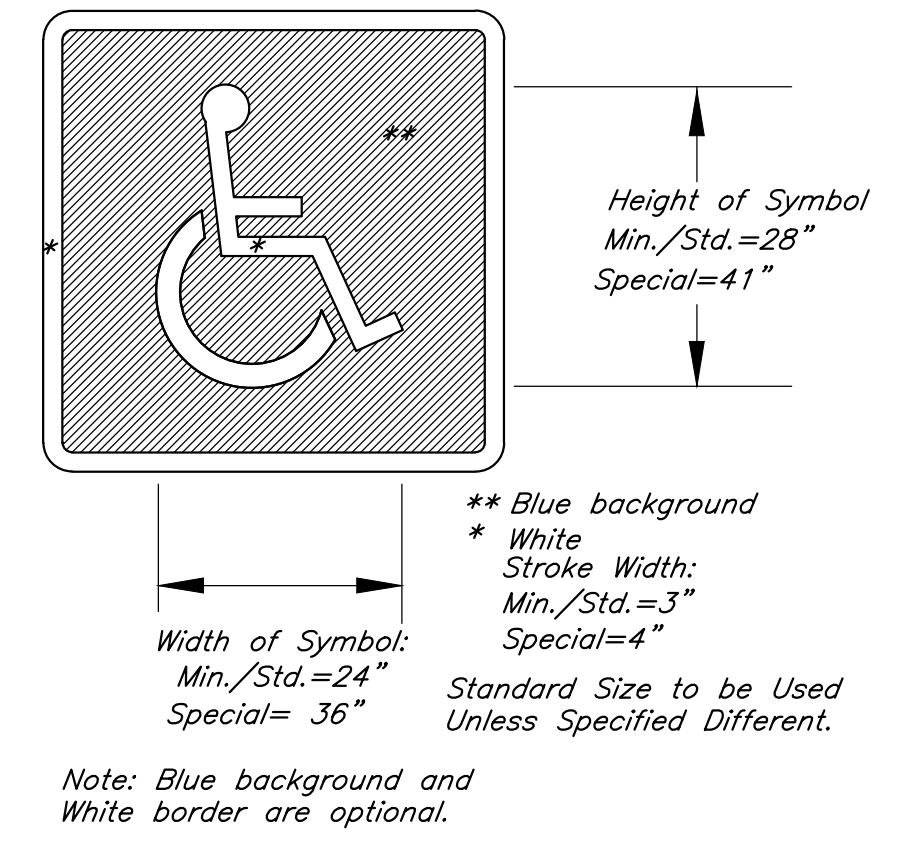




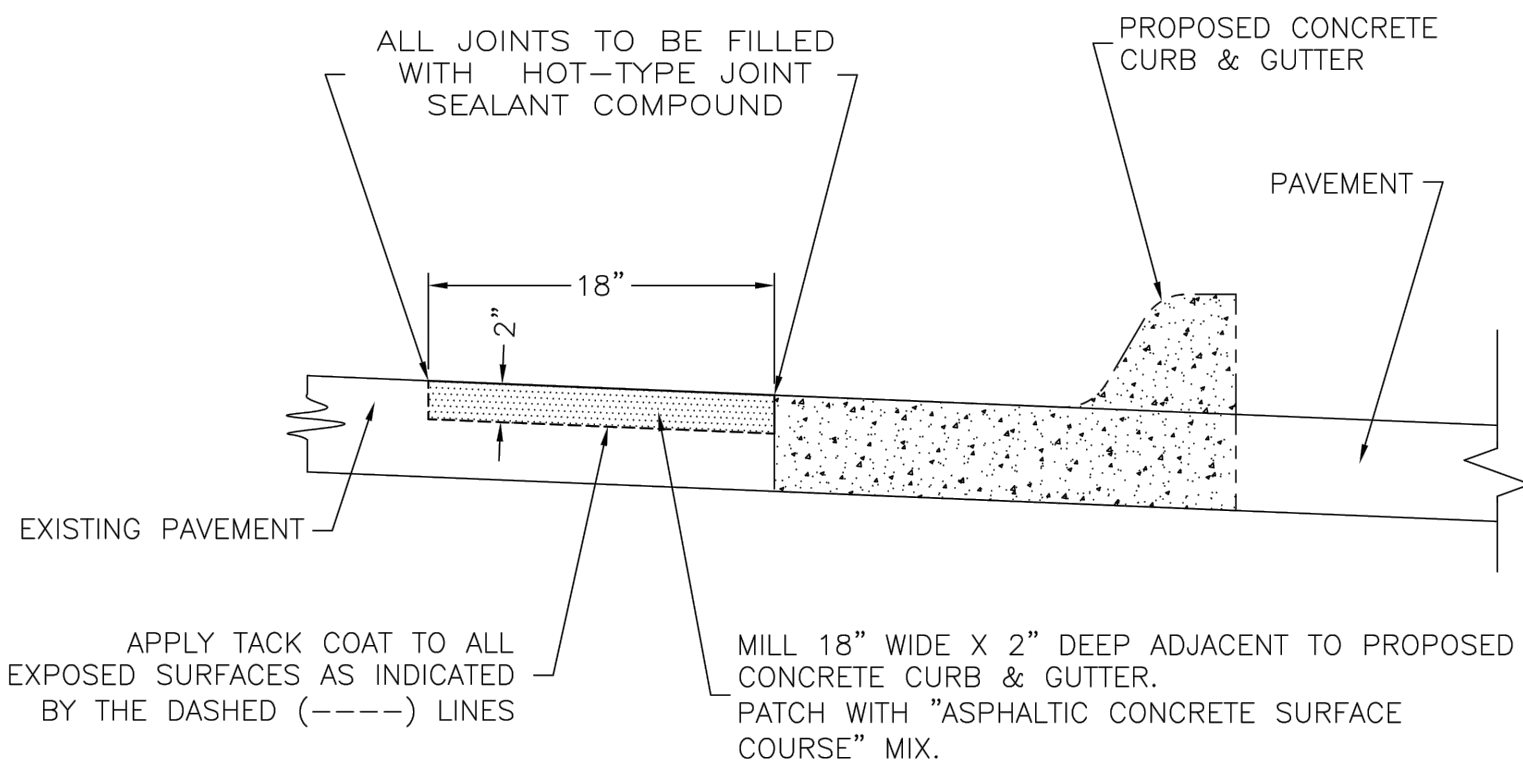
**ACCESSIBLE PARKING  
SYMBOL DETAIL**  
Not to Scale



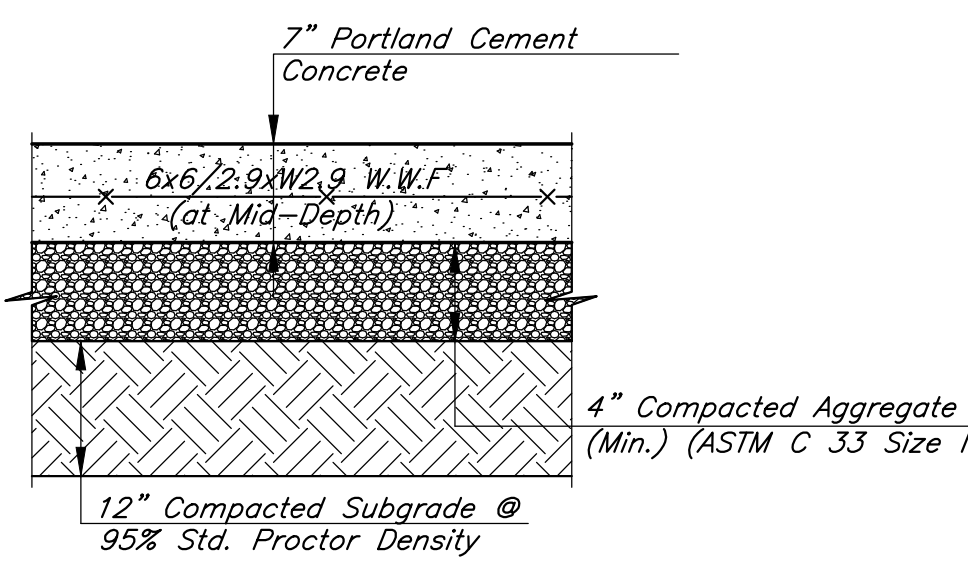
- Notes:**
1. Accessible Sign (R7-8) Shall be mounted on a 2" galvanized pole or other structure 5'-6" above the parking surface, at the head of the parking space, and shall be at least 12'x18" in area.
  2. Supplemental Accessible Sign (R7-8a) shall be used on all required Van Accessible Spaces.
  3. Signs shall be blue with white lettering.



**ACCESSIBLE PARKING  
SPACE MARKING**  
Not to Scale

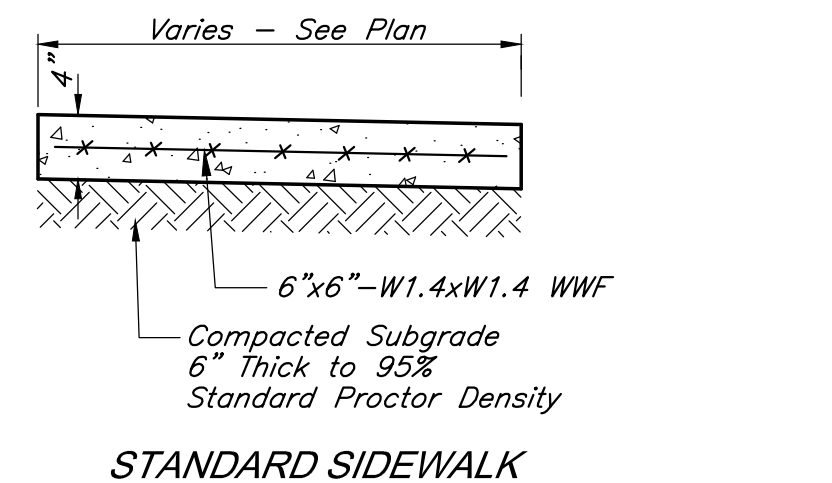


**ASPHALTIC CONCRETE EDGE PATCH DETAIL  
ADJACENT TO PROPOSED CONCRETE  
CURB AND GUTTER OR PAVEMENT**  
Not to Scale

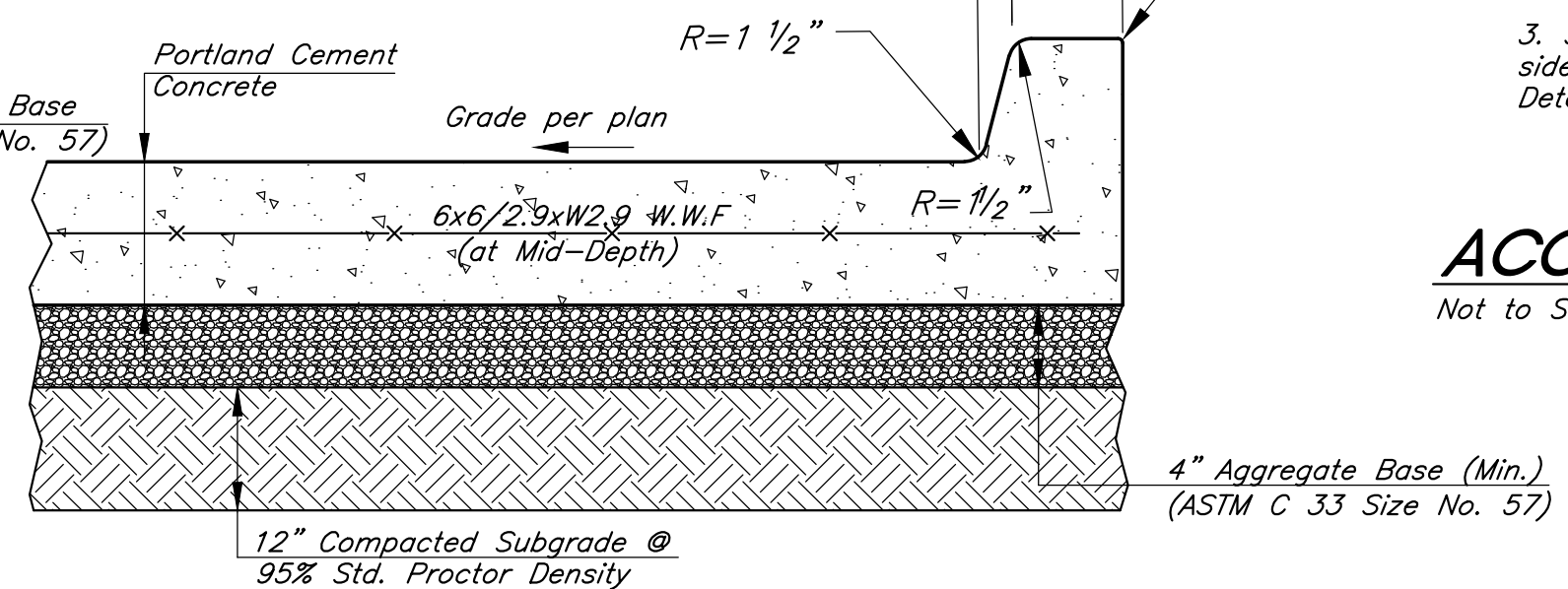


**CONCRETE PAVEMENT**  
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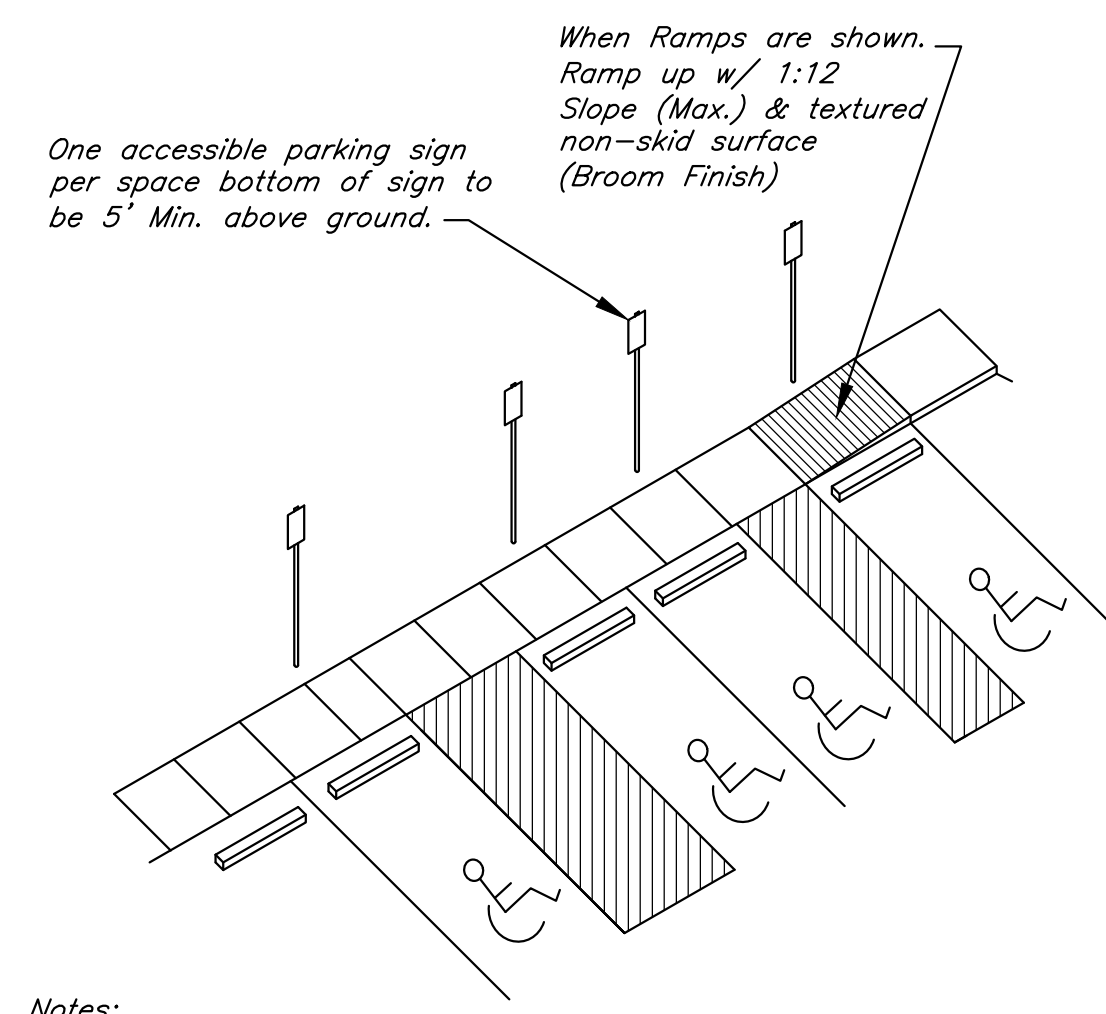
- NOTES:**
1. All Woven Wire Fabric (W.W.F.) Reinforcement shall be placed on supports.
  2. All Concrete Pavement shall be KCMMB-4K. Contractor shall submit mix design to the Engineer prior to any concrete flatwork placement.



**STANDARD SIDEWALK**

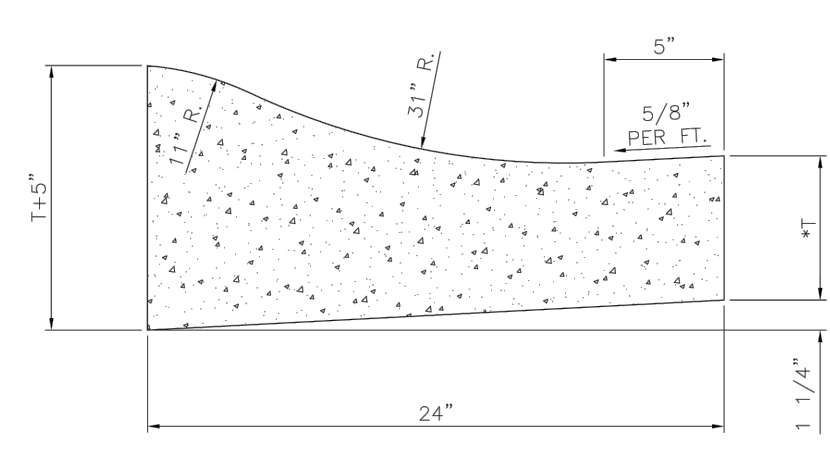


**Concrete Pavement (Monolithic Curb)**  
Not to Scale

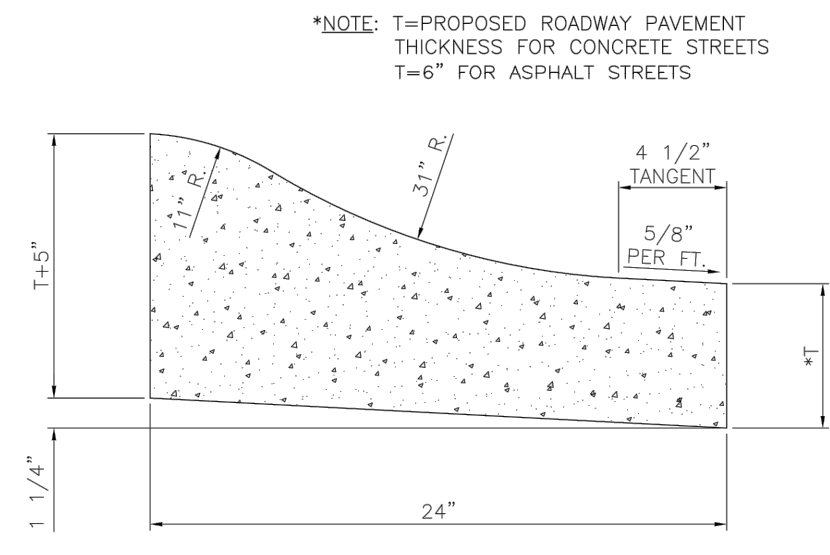


- Notes:**
1. Surface Slopes of the Parking Stalls, adjacent loading areas and sidewalks Must Not Exceed 2.00% in ANY Direction.
  2. Van Accessible Spaces are denoted on the plan with an "\*" next to the designating signage symbol.
  3. Stop Blocks shall be placed 24" from edge of sidewalk to center line of Stop block. See Stop Block Detail.

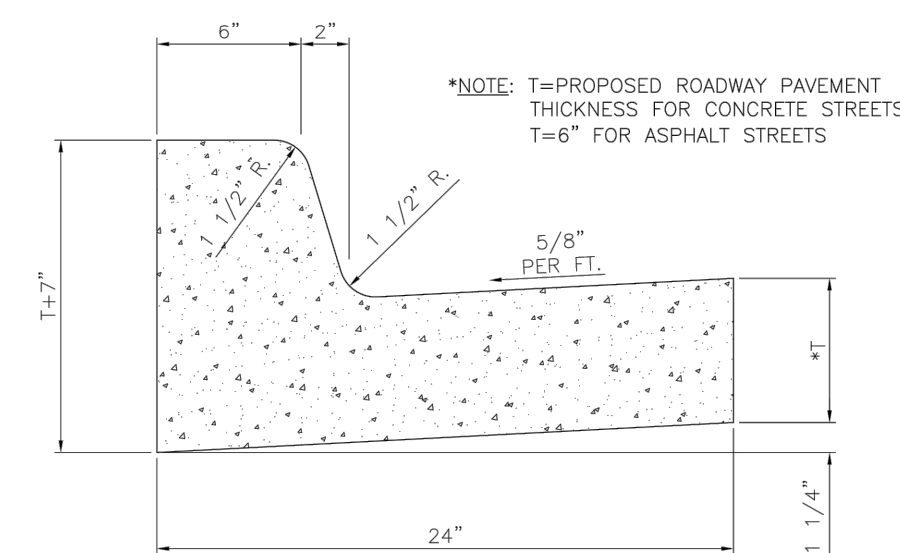
**ACCESSIBLE PARKING DETAIL**  
Not to Scale



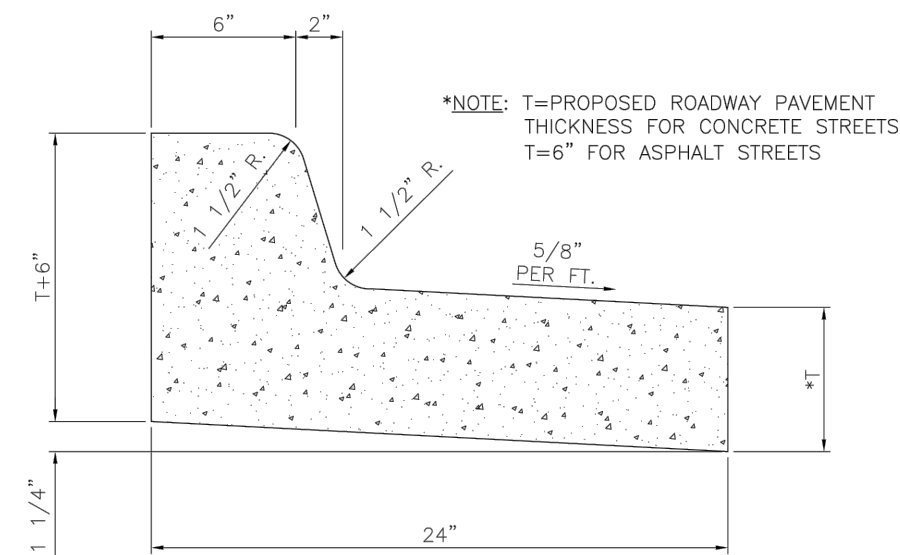
**ROLL BACK CURB AND GUTTER  
(TYPE CG-2)**



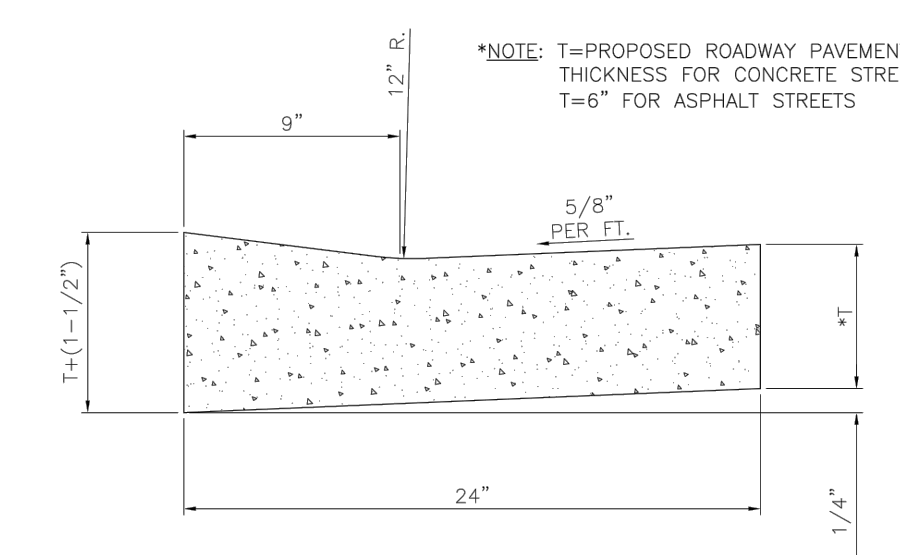
**ROLL BACK CURB AND GUTTER  
(TYPE CG-2, DRY)**



**STRAIGHT BACK CURB AND GUTTER  
(TYPE CG-1)**



**STRAIGHT BACK DRY CURB AND GUTTER  
(TYPE CG-1, DRY)**



**CURB AND GUTTER THROUGH DRIVEWAYS AND ACCESS RAMP  
(TYPE CG-3)**

**CURB AND GUTTER**  
Not to Scale

**TRASH ENCLOSURE**  
December 2017

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WALL CORNER PLAN

FOUNDATION PLAN - TRASH ENCLOSURE

TRASH ENCLOSURE WALL SECTION

CAST STONE CAP

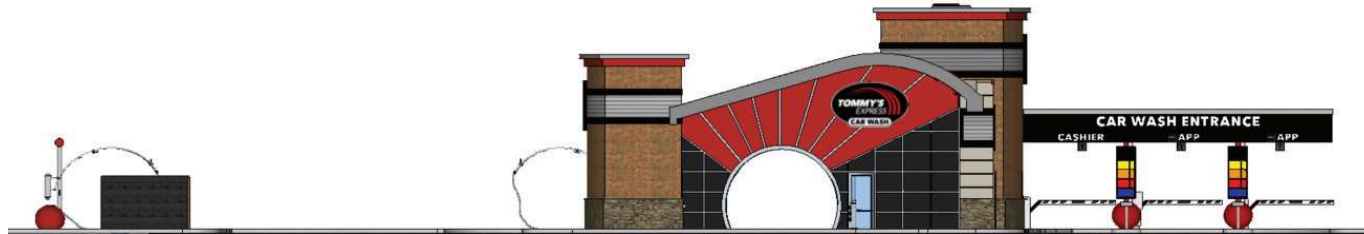
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Page 1

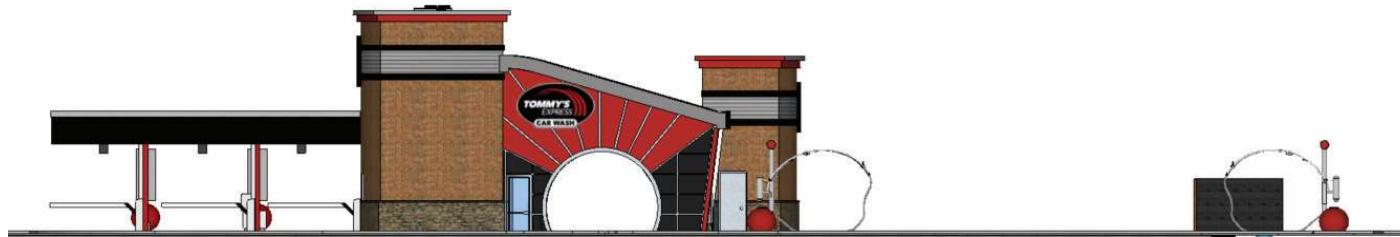


Customer **Austin Davis**  
Location **3900 W 6th St - Lawrence, KS**  
Date **2.9.18**  
Revision **5**

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Exit End Elevation



Entry End Elevation



Front Elevation



Back Elevation



**GENERAL NOTES:**

- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CITY OF LAWRENCE CODE 9-903 REGARDING STORMWATER POLLUTION PREVENTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWP3) EXCLUDING CONSTRUCTION UNDER THE CONTROL OF SUBSEQUENT OWNERS OF INDIVIDUAL LOTS AND CONSTRUCTION BY UTILITIES.
- SUBSEQUENT OWNERS OF INDIVIDUAL LOTS ARE RESPONSIBLE FOR CONTINUED IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL BMPs WITHIN THE LOT AS SHOWN ON THE APPROVED SWP3.
- CONTRACTOR SHALL PROVIDE A COPY OF THE APPROVED SWP3 TO ALL CONTRACTORS, UTILITIES, AND SUBSEQUENT OWNERS OF INDIVIDUAL LOTS PRIOR TO ANY WORK WITHIN THE SUBDIVISION.
- CONTRACTORS WILL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF SOIL TRACKED ONTO PAVED STREETS.
- STREET CONTRACTOR WILL BE RESPONSIBLE FOR MARKING ALL LIMITS OF DISTURBANCE (LOD) AND WILL NOT DISTURB VEGETATIVE COVER OUTSIDE OF THESE LIMITS.
- INSPECTION OF BMPs SHALL OCCUR AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR MORE OF RAIN AS MEASURED ON SITE.
- MAINTENANCE OF BMPs SHALL INCLUDE NECESSARY REPAIRS, REMOVAL OF SEDIMENT, AND ANY NECESSARY MODIFICATIONS TO BMPs AS AUTHORIZED BY CITY OF LAWRENCE.
- SILT FENCE WILL BE INSTALLED AS SHOWN ON THIS PLAN WITH MODIFICATIONS (AS APPROVED BY THE CITY) AS NECESSARY AT THE TIME OF INSTALLATION TO FIT THE EXISTING CONDITIONS.
- TOPSOIL MUST BE STOCKPILED UPSTREAM OF SILT FENCE.
- SILT FENCE SHALL BE RELOCATED IMMEDIATELY DOWNSTREAM OF ANY ADDITIONAL GRADING OR TRENCHING REQUIRED TO COMPLETE WORK SHOWN ON THESE PLANS.
- R/W SILT FENCE SHOULD BE INSTALLED AT A DISTANCE OF 3' ON THE UPSLOPE SIDE OF FUTURE SIDEWALKS AND AT A DISTANCE OF 8' FROM THE BACK OF CURB IF NO SIDEWALK IS TO BE CONSTRUCTED AND INSTALLED IMMEDIATELY AFTER FINAL STREET GRADING.
- TEMPORARY CURB INLET SEDIMENT BARRIERS MUST BE INSTALLED IMMEDIATELY AFTER STRUCTURE PLACEMENT AND ONLY REMOVED JUST PRIOR TO PLACEMENT OF CURB AND GUTTER.
- AFTER INITIAL DETENTION BASIN GRADING ALL DISTURBED AREAS SHALL BE SEEDED WITH A TEMPORARY COVER CROP OF ANNUAL RYE OR WHEAT. TEMPORARY BASIN OUTLET STRUCTURES SHALL BE INSTALLED PER DETAIL THIS SHEET.
- AFTER VEGETATIVE COVER OF THE REST OF THE SITE IS ESTABLISHED REMOVE TEMPORARY BASIN OUTLET STRUCTURES, REGARDED BASINS TO REMOVE SEDIMENT, AND RESEED. ALL SEEDED AREAS SHALL BE MULCHED PER CITY OF LAWRENCE STANDARD SPECIFICATIONS.

**CONSTRUCTION SEQUENCE:**

- Preconstruction Meeting
- Construct Temporary Gravel Construction Entrance
- Install Erosion Control Measures
- Demolition of Pavement and Site Features to be Removed
- Grade the Site to Rough Grades and Excavate for Site Utility Installation
- Construct Building
- Construct Sidewalks and Parking to Final Grades
- Sod, Seed, and Stabilized All Disturbed Areas
- Remove Erosion Control Measures.

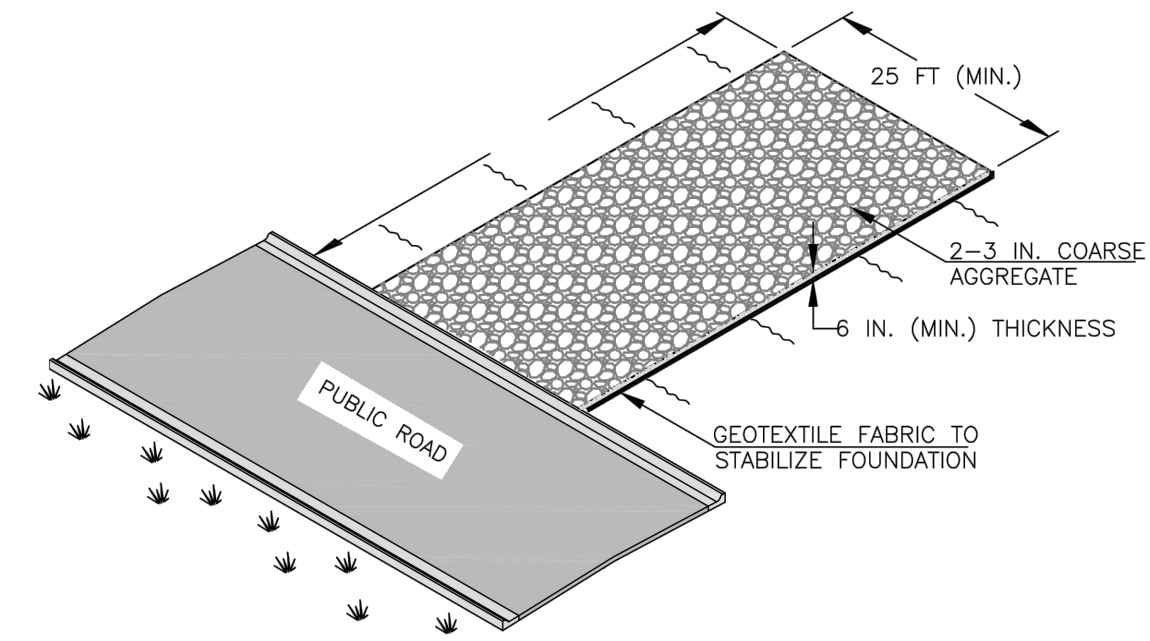
**SEDIMENT CONTROL GENERAL NOTES:**

- PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL PREPARE DOCUMENTS CONVEYING HIS/HER INTENDED WORK SCHEDULE AND PROPOSED TASK SEQUENCING FOR THE PROJECT. THESE DOCUMENTS SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING TO THE ENGINEER FOR REVIEW AND APPROVAL, PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR MUST BE ABLE TO SATISFACTORILY DEMONSTRATE THAT HE/SHE IS CAPABLE OF MEETING ALL EROSION CONTROL REQUIREMENTS ON ALL AREAS OF THE SITE. THE GC WILL ONLY BE ALLOWED TO WORK THE AREA(S) THAT HE/SHE CLEARLY SHOWS THEY CAN ADEQUATELY MEET ALL REQUIREMENTS.
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LAWRENCE, KANSAS, CURRENT USAGE.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF LAWRENCE, KANSAS.
- EXCEPT WHERE NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES, CLEARING ACTIVITIES SHALL NOT BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED AND THE SOIL HAS BEEN STABILIZED.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROL OF SURFACE EROSION AND SEDIMENT DEPOSITION DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING, BERMS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEANS TO PREVENT SEDIMENT FROM REACHING THE PUBLIC RIGHT-OF-WAY, STREAMS OR ADJACENT PROPERTY. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS SEDIMENT AND RESTORE THE RIGHT-OF-WAY AND ADJACENT PROPERTY TO ITS ORIGINAL OR BETTER CONDITION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL KEEP THE ENTIRE PROJECT SITE FREE OF DEBRIS AND TRASH AT ALL TIMES. CONTRACTOR SHALL EXECUTE WORK USING METHODS THAT MINIMIZE EXCESSIVE NOISE OR DUST EMISSIONS. CONTRACTOR SHALL PROVIDE METHODS, MEANS AND FACILITIES TO PREVENT CONTAMINATION OF SOIL OR WATER FROM DISCHARGE OF POTENTIAL CONSTRUCTION SITE POLLUTANTS (I.E., DIESEL FUEL, PORT-A-POTTY WASTE, PAINTS, ETC.)
- PRIOR TO INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY EROSION CONTROL SHALL BE COMPLETED ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); EMBANKMENTS OF PONDS, BASINS, AND TRAPS.
- SEDIMENT CONTROL SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THIS REQUIREMENT DOES NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLANS THAT ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS, WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
- THE CONTRACTOR SHALL REQUEST THE CITY TO INSPECT AND APPROVE THE SEDIMENT CONTROL MEASURES UPON THE COMPLETION OF VARIOUS STAGES OF THE WORK. REQUESTS FOR INSPECTION SHALL BE MADE AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) OF THE TIME THE INSPECTION IS DESIRED. THE CONTRACTOR SHALL OBTAIN WRITTEN NOTIFICATION OF THE CITY'S APPROVAL AT THE END OF THE FOLLOWING STAGES OF THE CONSTRUCTION:
  - UPON INSTALLATION OF THE PERIMETER EROSION AND SEDIMENT CONTROLS NOTED IN PHASE A OF THE WORK. THE CITY'S INSPECTION SHALL TAKE PLACE BEFORE PROCEEDING WITH ANY OTHER LAND DISTURBANCE ACTIVITY.
  - DURING THE CONSTRUCTION OF SEDIMENT BASINS OR STORMWATER MANAGEMENT STRUCTURES.
  - AT SPECIAL INSPECTION POINTS NOTED ON THE CONSTRUCTION PERMIT.
  - PRIOR TO REMOVAL OR SUBSTANTIAL MODIFICATION OF ANY EROSION AND SEDIMENT CONTROL MEASURE.
  - UPON COMPLETION OF FINAL GRADING OPERATIONS.
  - UPON ESTABLISHMENT OF GROUND COVERS.
- FOLLOWING STRIPPING OPERATIONS, THE CONTRACTOR SHALL REMOVE EXISTING TOPSOIL AND STOCKPILE THE MATERIAL IN AN APPROVED AREA. STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND ENCIRCLED WITH SILT FENCE.
- CONTRACTOR MUST INSTALL AND MAINTAIN THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS. IF THE ENGINEER DETERMINES THAT THE INSTALLATION OR THE MAINTENANCE IS INADEQUATE, THE CONTRACTOR MUST IMMEDIATELY CORRECT AT HIS EXPENSE. IF IT IS DETERMINED THAT ADDITIONAL EROSION CONTROL MEASURES ARE NEEDED THE CONTRACTOR WILL BE DIRECTED TO INSTALL AND MAINTAIN THOSE MEASURES.
- FOLLOWING THE FINAL REMOVAL OF ALL EROSION CONTROL MEASURES THE CONTRACTOR SHALL RE-GRADE AND RE-SEED ALL AREAS THAT WERE DISTURBED BY THE REMOVAL.
- THE CONTRACTOR SHALL INSPECT THE LAND DISTURBANCE SITE AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS FOLLOWING EACH RAINFALL EVENT OF 1/2" OR MORE WITHIN ANY TWENTY-FOUR (24) HOUR PERIOD. THE CONTRACTOR SHALL ALSO INSPECT AND ASSURE THAT ALL SEDIMENT CONTROL DEVICES ARE IN WORKING CONDITION PRIOR TO ANY FORECASTED RAINFALL.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM THE FLOW AREAS AND MAKE ALL NECESSARY REPAIRS TO MAINTAIN THE INTEGRITY OF THE SEDIMENT CONTROL MEASURES. SEDIMENT SHALL BE REMOVED ONCE IT REACHES 1/2 THE INSTALLED HEIGHT OF MEASURE.
- SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONCE 70 PERCENT OF THE PERMANENT COVER IS ESTABLISHED OVER 100 PERCENT OF THE TRIBUTARY AREA.
- AS DIVERSION DIKES AND SEDIMENT TRAPS, WILL REQUIRE THE CONTRACTOR TO INSTALL, REMOVE, AND REINSTALL THE MEASURES AS CONSTRUCTION PROCEEDS. THE PHASING OF THIS WORK IS DEPENDENT ENTIRELY ON THE CONTRACTOR'S SCHEDULE, AND IS NOT SPECIFIED HEREIN. HOWEVER, THE CONTRACTOR SHALL COORDINATE THESE ACTIONS WITH THE ENGINEER AT THE TIMES ADJUSTMENTS ARE NEEDED.
- CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED PER THE CITY STANDARD DETAIL.
- THE CONTRACTOR SHALL TEMPORARILY SEED AND MULCH ALL DISTURBED AREAS IF THERE HAS BEEN NO CONSTRUCTION ACTIVITY ON THEM FOR A PERIOD OF 14 CALENDAR DAYS. IF THE ENGINEER DETERMINES THAT A SITE HAS A HIGH POTENTIAL FOR EROSION BASED ON PREVIOUS INFORMATION SUBMITTED, HE MAY DIRECT THAT DISTURBED SOIL BE STABILIZED AFTER PERIODS OF CONSTRUCTION INACTIVITY OF MORE THAN FORTY-EIGHT (48) HOURS.
- THE CONTRACTOR SHALL TEMPORARY SEED OR HYDRO SEED IN ACCORDANCE WITH CITY SPECIFICATION FOR SEEDING AND/OR HYDROSEEDING

**TEMPORARY SEED MIXTURE TO BE AS FOLLOWS:**

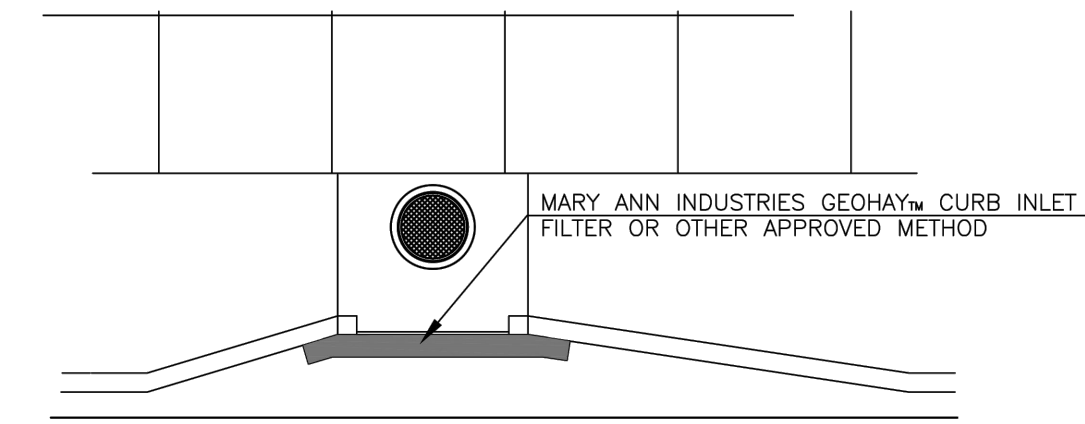
SPECIES	MINIMUM APPLICATION RATES (PURE LIVE SEED LBS. PER ACRE)	STRAW MULCH (TONS PER ACRE)
OATS	80	1.5 (W/ SEED) - 2.5 (STAND ALONE)
CEREALS: RYE/WHEAT	90/120	1.5 (W/ SEED) - 2.5 (STAND ALONE)
ANNUAL RYEGRASS	75	1.5 (W/ SEED) - 2.5 (STAND ALONE)

- PERMANENT SEEDING SHALL BE DONE BEFORE THE PROPOSED SEEDBED BECOMES ERODED, CRUSTED OVER, OR DRIED OUT AND SHALL NOT BE DONE WHEN THE GROUND IS FROZEN, OR COVERED WITH SNOW. THE SEED SHALL COMPLY WITH REQUIREMENTS OF KANSAS SEED LAW AND THE FEDERAL SEED ACT. ALSO, IT SHALL CONTAIN NO SEED OF ANY PLANT ON THE FEDERAL NOXIOUS WEED LIST. OTHER WEED SEED SHALL NOT EXCEED ONE PERCENT BY WEIGHT OF MIX.
- MULCH MUST BE HAY, BROME GRASS, OR SHREDDED HARDWOOD APPLIED AT THE SPECIFIED RATE AND CRIMPED INTO THE SOIL WITH A WEIGHTED NOTCHED DISC OR A MULCH ANCHORING TOOL TO PUNCH THE MULCH INTO THE SOIL, OR OTHER APPROVED METHOD. THE SEEDED AREAS SHALL BE INSPECTED BY THE ENGINEER TWO TO FOUR WEEKS AFTER SEEDING FOR ADEQUATE SEED GERMINATION, EROSION CONTROL AND WEED CONTROL. REPAIRS AND RESEEDING SHALL BE PERFORMED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. IF VEGETATIVE MEASURES ARE NOT EFFECTIVE WITHIN THIS TIME FRAME, CONTRACTOR MAY BE REQUIRED TO RESEED OR EMPLOY A NON-VEGETATIVE OPTION TO STABILIZE THE DISTURBED AREA.



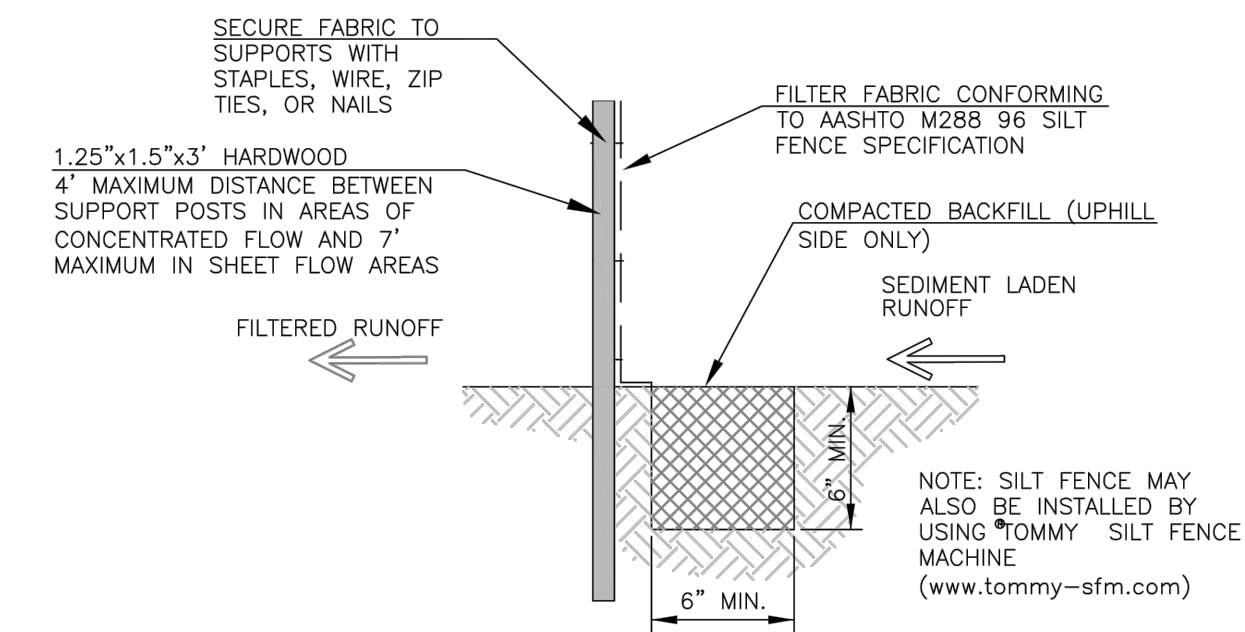
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PAD**

NO SCALE



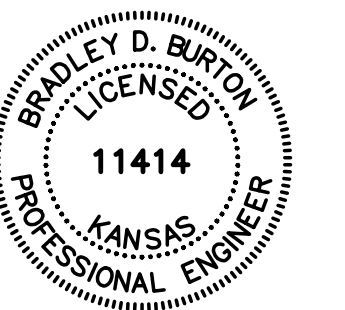
**LONG-TERM CURB INLET SEDIMENT BARRIER**

NO SCALE



**SILT FENCE SLOPE BARRIER DETAIL**

NO SCALE



REVISION

PROJECT NUMBER  
13876  
DATE  
1/26/18

DESIGNED  
BDB/HTR  
DRAWN  
JWM/DGL  
REVIEWED  
BDB/HTR  
SHEET TITLE

*Erosion Control  
Notes & Details*

SHEET NUMBER  
**C12**





**GENERAL LANDSCAPE NOTES**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLETT OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.

SHRUB BEDS TO BE MULCHED WITH 3" DEPTH HARDWOOD MULCH OR SMOOTH RIVER ROCK 1"-5" DIAMETER IN EARTH TONE COLORS. ROCK TO BE INSTALLER OVER PERMEABLE WEED BARRIER FABRIC. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. DISTURBED LAWN AREAS TO BE SODDED IN LAWN LOCATIONS SHOWN ON PLANS, UNLESS SEEDED LAWN IS DESIRED BY OWNER. SEEDED LAWN TO BE HYDRO-SEEDED OR DRILLED. SOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF TYPE TALL FESCUE SEED BLEND:

TALL FESCUE TURF MIXTURE OR SIMILAR BLEND:

- SEEDING RATE: 8 -10 LBS PER 1,000 SF
- 25% TITAN LTD FESCUE
- 25% FALCON IV TALL FESCUE
- 25% 2ND MILLENNIUM TALL FESCUE
- 25% TURF PERENNIAL RYEGRASS

7. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LAWRENCE, KANSAS

8. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

9. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS.

MYKE PRO MYCCHORIZAE GRANUALS TO BE ADDED TO ALL PLANTINGS PER MANUFACTURERS RECOMMENDATIONS.

10. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

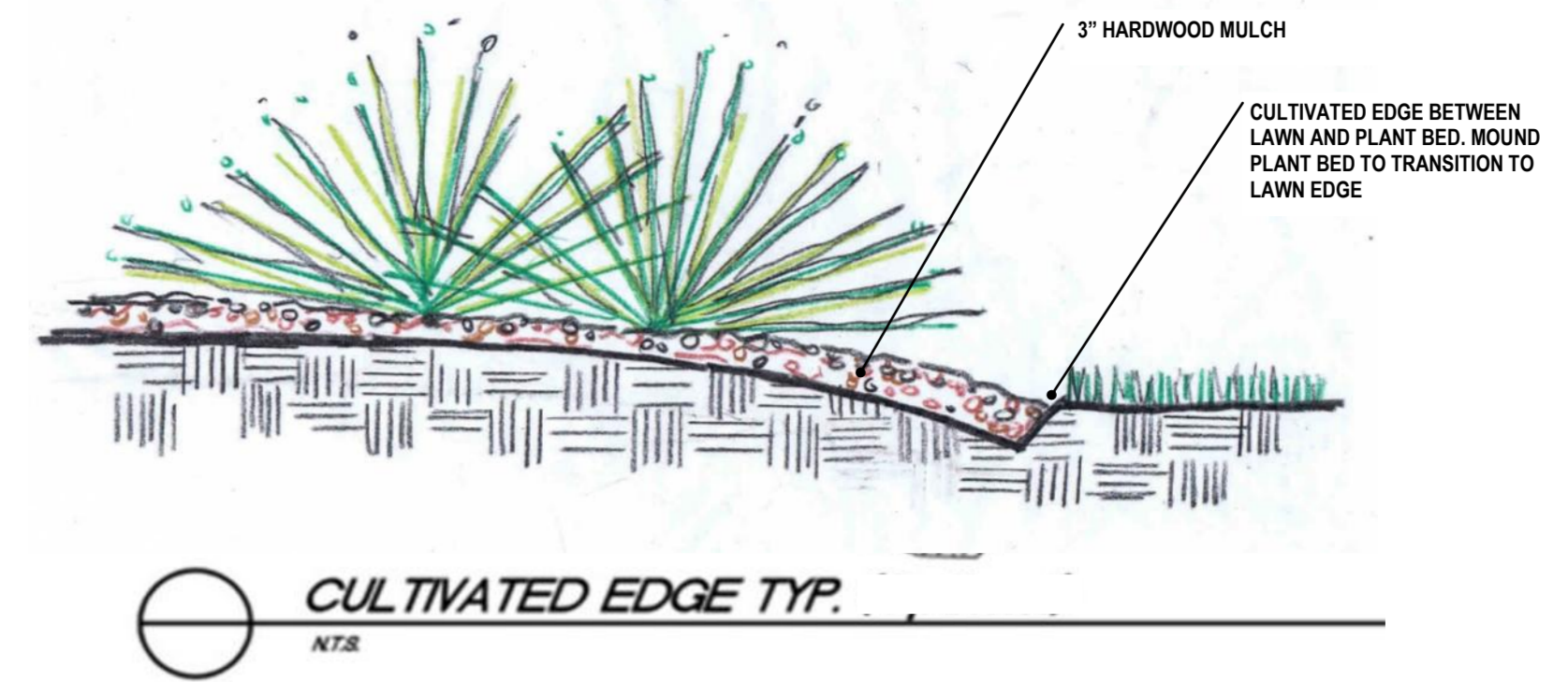
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER, ENGINEER OR LANDSCAPE ARCHITECT.

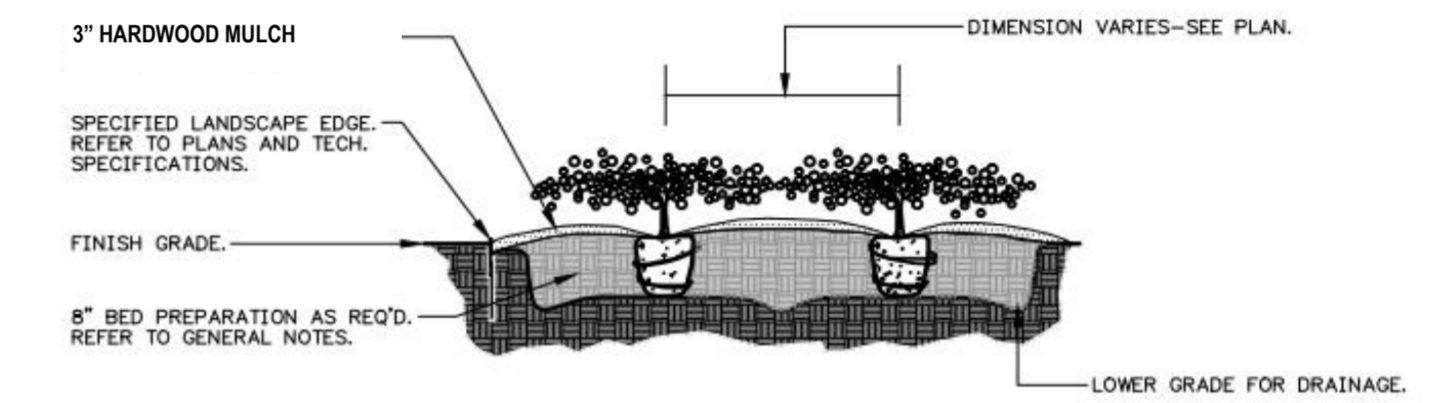
15. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.

**PLANT LIST**

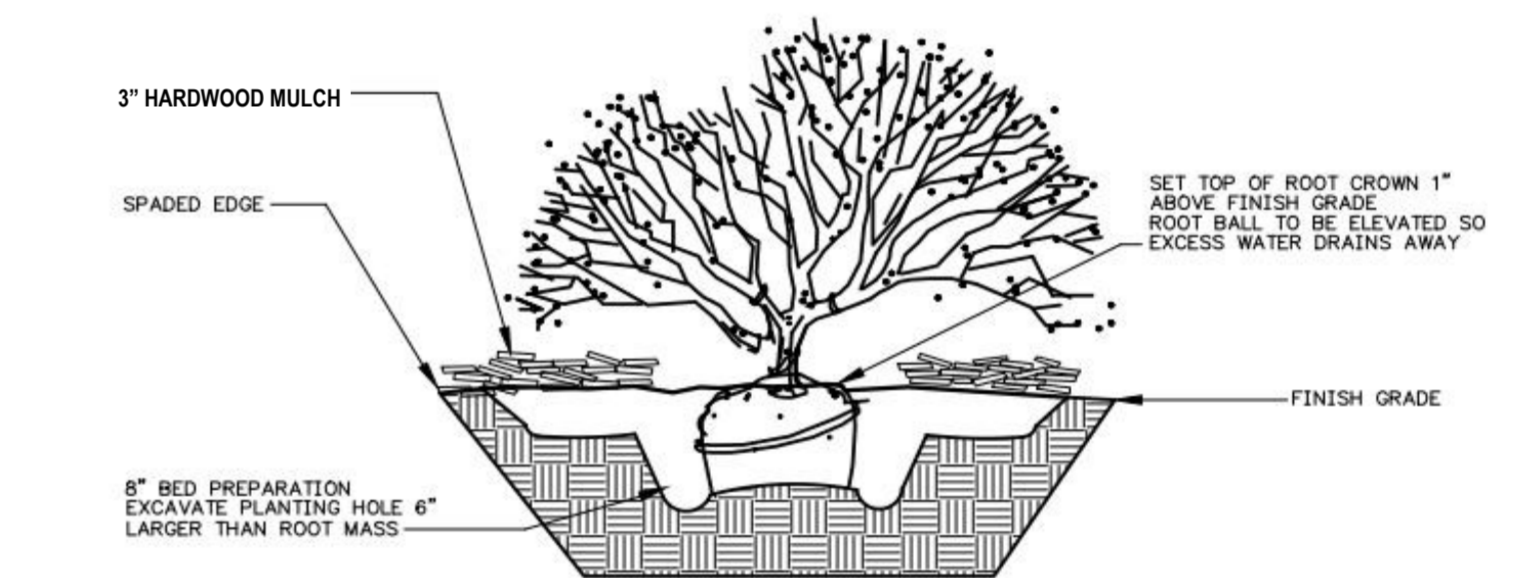
SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE & NOTES
<b>STREET TREES</b>				
CEO	5	COLUMNAR ENGLISH OAK	QUERCUS ALBA x ROBUR 'CRIMSON SPIRE'	2-2.5" CAL.
BDC	3	COLUMNAR BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	2-2.5" CAL.
<b>ET- EVERGREEN TREES* (ALTERNATIVE SPECIES SHOWN BELOW FOR BEST SPECIMAN SELECTION)</b>				
CJ	6	CANAERT JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTTI'	6-7' HT.
		GR. GIANT ARBORVITAE	THUJA PLICATA X 'GREEN GIANT'	6-7' HT.
<b>EVERGREEN SHRUBS</b>				
DY	43	WARD'S YEW	TAXUS MEDIA 'WARDII'	#5 CONTAINER
<b>ORNAMENTAL / NATIVE GRASSES</b>				
LBS	66	LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' OR 'THE BLUES'	#1 CONTAINER
PDS	44	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONTAINER
FRG	83	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONTAINER
SSG	29	SHEN. SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONTAINER
<b>PERENNIALS &amp; GROUND COVER</b>				
LIR	30	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONTAINER
CAT	8	CATMINT	NEPETA FAASSENII 'WALKER'S LOW'	#1 CONTAINER
COR	14	COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM' OR 'ZAGREB'	#1 CONTAINER



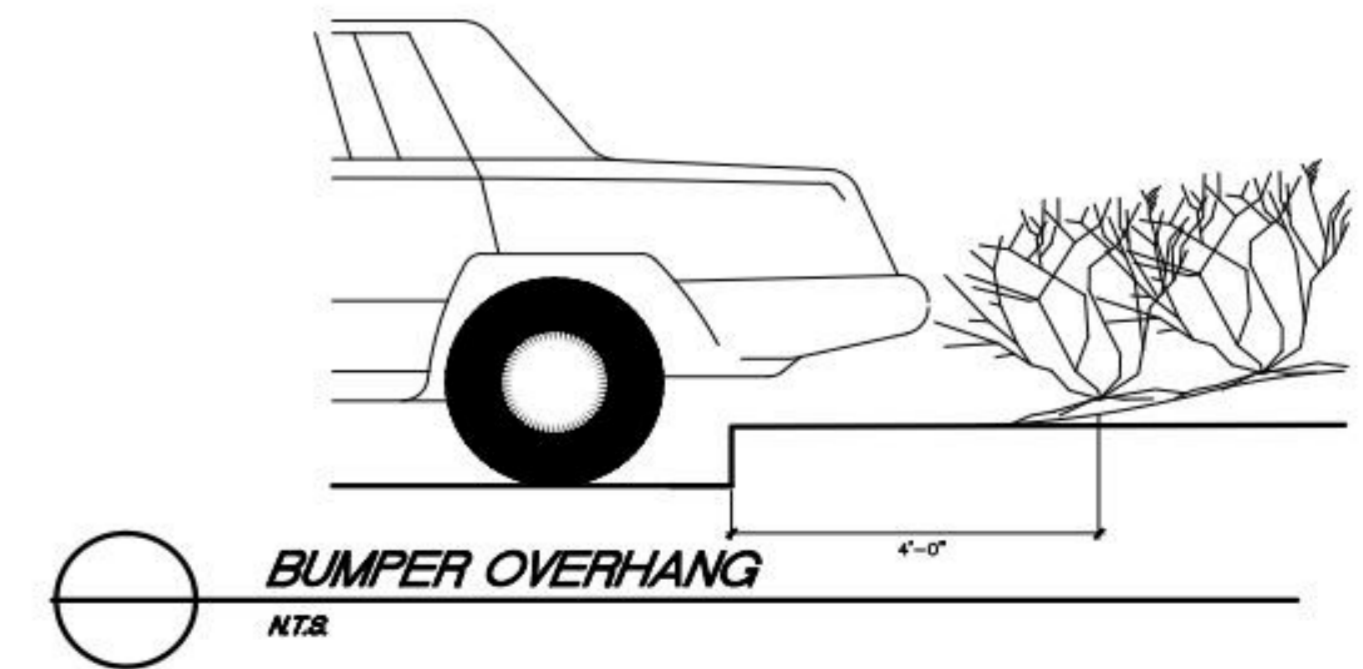
**CULTIVATED EDGE TYP.**  
NTR



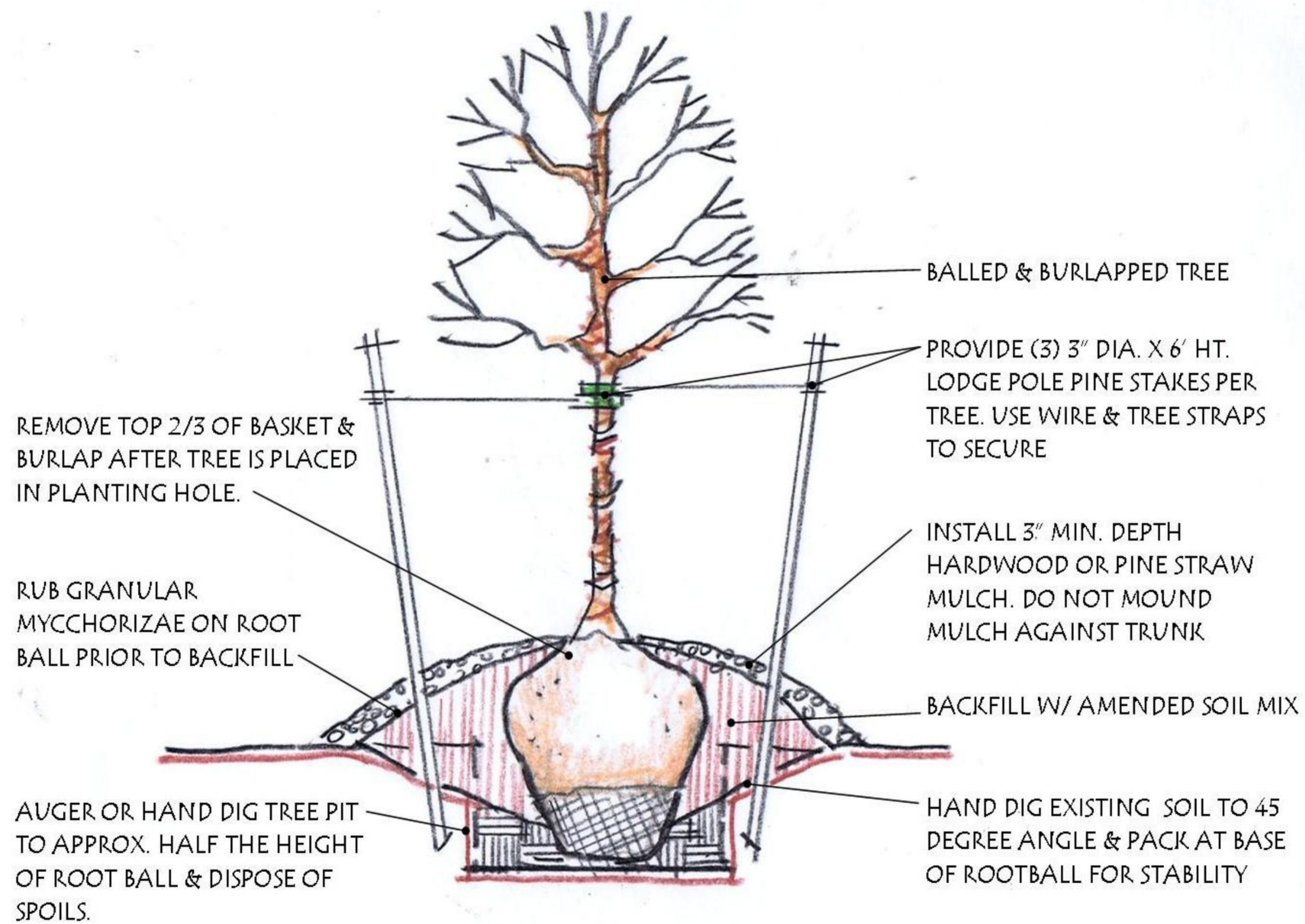
**SHRUB / GROUNDCOVER MASS PLANTING**  
NTR



**TYPICAL SHRUB PLANTING**  
NTR



**BUMPER OVERHANG**  
NTR



**TREE PLANTING DETAIL**

**NOTES & DETAILS 1.23.18**

REVISION
PROJECT NUMBER 13876
DATE 12/18/17
DESIGNED BDB/HTR
DRAWN JWM/DGL
REVIEWED BDB/HTR
SHEET TITLE

**Landscape Plan**

SHEET NUMBER

**L2**