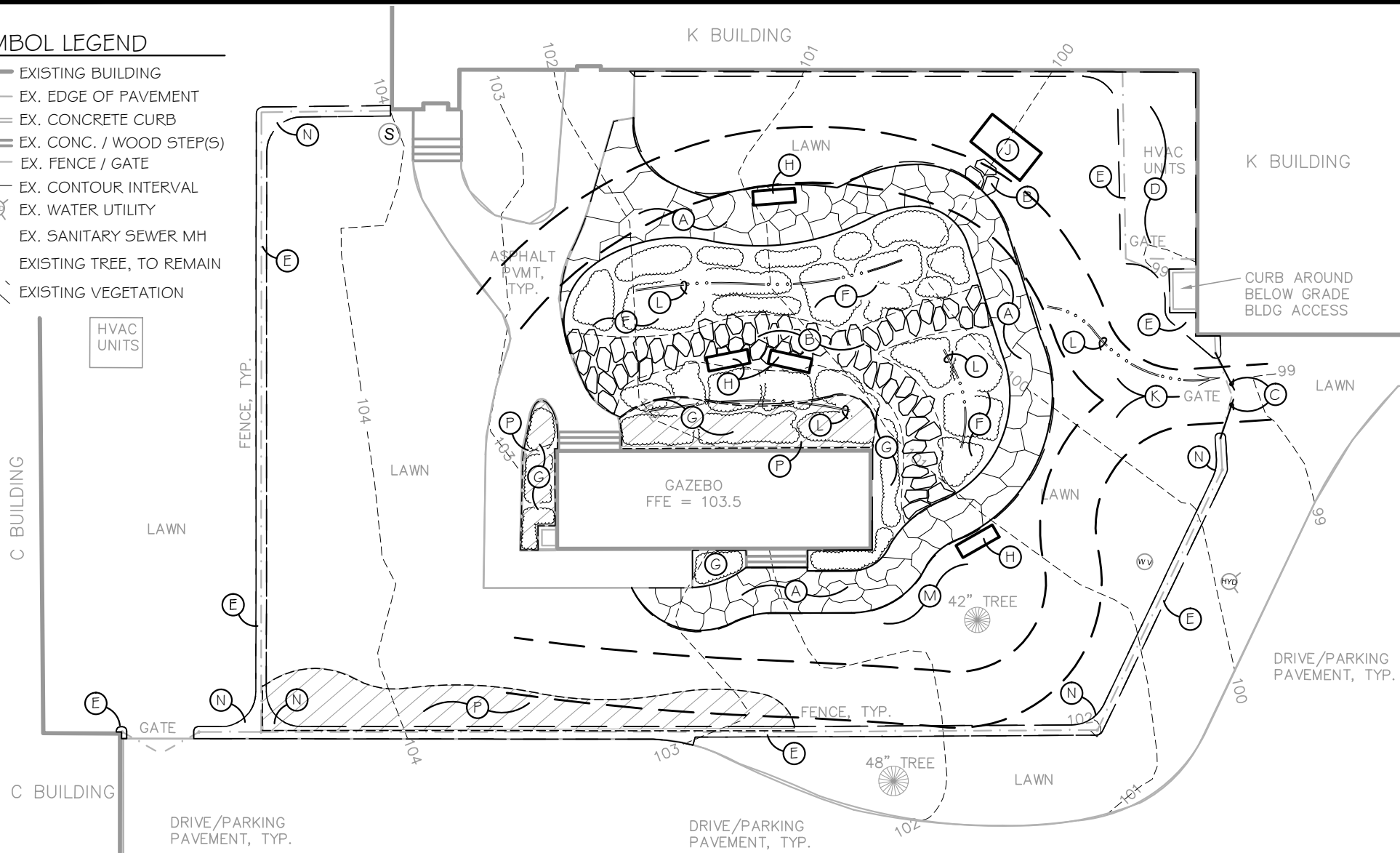


SYMBOL LEGEND

- EXISTING BUILDING
- EX. EDGE OF PAVEMENT
- EX. CONCRETE CURB
- EX. CONC. / WOOD STEP(S)
- EX. FENCE / GATE
- EX. CONTOUR INTERVAL
- ⊙ EX. WATER UTILITY
- ⊙ EX. SANITARY SEWER MH
- ⊙ EXISTING TREE, TO REMAIN
- EXISTING VEGETATION



IMPROVEMENTS CONCEPT PLAN KEY

- (A) FORMAL FLAGSTONE WALKWAY, REFER TO NOTE #5
- (B) INFORMAL FLAGSTONE PATHWAY, REFER TO NOTE #6
- (C) GATE & SECURITY IMPROVEMENTS, TO BE DETERMINED
- (D) COMPACTED CRUSHER DUST SURFACE; 4" DEPTH, TYPICAL
- (E) 16" (NOM.) WIDE MOW STRIP, COMPACTED CRUSHER DUST
- (F) PERENNIAL FLOWER GARDEN, TYPICAL
- (G) LOW SHRUB & PERENNIAL GARDEN, TYPICAL
- (H) MONOLITHIC STONE BENCH, 6'x2'x18" (±), TYP. OF 4
- (J) EXISTING GLIDER / SWING, RELOCATED, ON GRAVEL FOUNDATION
- (K) VEHICULAR CIRCULATION ALLOWANCE, 8' WIDE (NOMINAL)
- (L) SWALE: RE-GRADE FOR POSITIVE DRAINAGE AROUND BLDG
- (M) USE EXTREME CARE TO MINIMIZE DAMAGE TO EX. ROOT SYSTEM
- (N) MOW STRIP INSIDE RADII SHALL BE 5', NOMINAL. OUTSIDE & END OF STRIP RADII AT GATES SHALL BE 1' MINIMUM
- (P) REMOVE EXISTING VEGETATION, COMPLETE. REFER TO NOTE #2.

K-YARD CONCEPT PLAN

SCALE: 1"=20'



PROPOSED IMPROVEMENTS NOTES

1. UNDERGROUND OBSTRUCTIONS WERE NOT LOCATED AS PART OF THE SITE SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND OBSTRUCTIONS PRIOR TO CONSTRUCTION ACTIVITIES. ANY UNDERGROUND OBSTRUCTIONS IDENTIFIED AND/OR ENCOUNTER DURING THE PROJECT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT FOR EVALUATION AND DISPOSITION.
2. ALL EXISTING SHRUBS AND PERENNIAL PLANTS SHALL BE REMOVED COMPLETE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TURF AND EXCAVATED SOILS AS NECESSARY TO INSTALL THE PROPOSED IMPROVEMENTS, TYP.
4. NOTWITHSTANDING NOTE #3 ABOVE, SUITABLE TOPSOIL ENCOUNTERED DURING EXCAVATION SHALL BE RE-USED AS NEEDED TO INSTALL THE PROPOSED IMPROVEMENTS.
5. PROPOSED FLAGSTONE WALKWAY SHALL CONSIST OF 3'x2'x4" (APPROX.) FLAGSTONE SLABS WITH CUT, TIGHTLY FITTING JOINTS; FLAGSTONE SLABS SHALL BE PLACED OVER COMPACTED GRANULAR FILL SUITABLE TO SUPPORT SAID SLABS WHILE PROVIDING FOR RAPID DRAINAGE.
6. PROPOSED FLAGSTONE PATHWAY SHALL CONSIST OF 3'x2'x4" (APPROX.) FLAGSTONE SLABS INDIVIDUALLY SPACED AND ARRANGED TO CREATE A COMFORTABLE AND CONVENIENT WALKING STRIDE. FLAGSTONE SLABS SHALL BE PLACED OVER COMPACTED GRANULAR FILL SUITABLE TO SUPPORT SAID SLABS.
7. BENCHES SHALL BE MONOLITHIC STONE SLABS ON STONE SUPPORTS APPROX. 6'x2'x 4" WITH A LEVEL SEAT HEIGHT 18" TO 20" ABOVE ITS CORRESPONDING GRADE ELEVATION; BENCH ASSEMBLY SHALL BE PLACED UPON A FOUNDATION SUITABLE TO SUPPORT ITS WEIGHT.
8. MAIN FENCE GATE SECURITY CONFIGURATION TO BE DETERMINED
9. PROPOSED LANDSCAPE PLANTINGS SHALL BE COMPRISED OF SHRUBS AND PERENNIALS. SHRUBS SHALL BE THORNLESS AND LIMITED TO APPROX. 3' HEIGHT
10. LANDSCAPE PLANTING AREA GRADING SHALL BE DEPRESSED AT 3%-5% SLOPE FROM ADJACENT WALKS AND/OR STRUCTURE TO MITIGATE RUNOFF, TYP. OF 3.
11. ALL FENCING WITHIN PROJECT AREA SHALL RECEIVE A 24" WIDE x 4" DEEP MOW STRIP (CENTERED ON FENCE ALIGNMENT) COMPRISED OF COMPACTED CRUSHER DUST. REMOVE EXISTING LAWN / VEGETATION AS NEEDED TO ACCOMMODATE SAME, TYP. NOTE, EXTEND MOW STRIP TO EDGE OF PAVEMENT (12"± TOTAL WIDTH) WHERE INDICATED ON PLAN.
12. ALL AREAS DISTURBED AND NOT OTHERWISE COVERED BY AN IMPROVEMENT SHALL BE PREPARED WITH TOPSOIL AND SEEDED AS LAWN.
13. ANY EXISTING IMPROVEMENT NOT INDICATED FOR REMOVAL/REPLACEMENT WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED IN A TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH PREVIOUSLY EXISTED.

