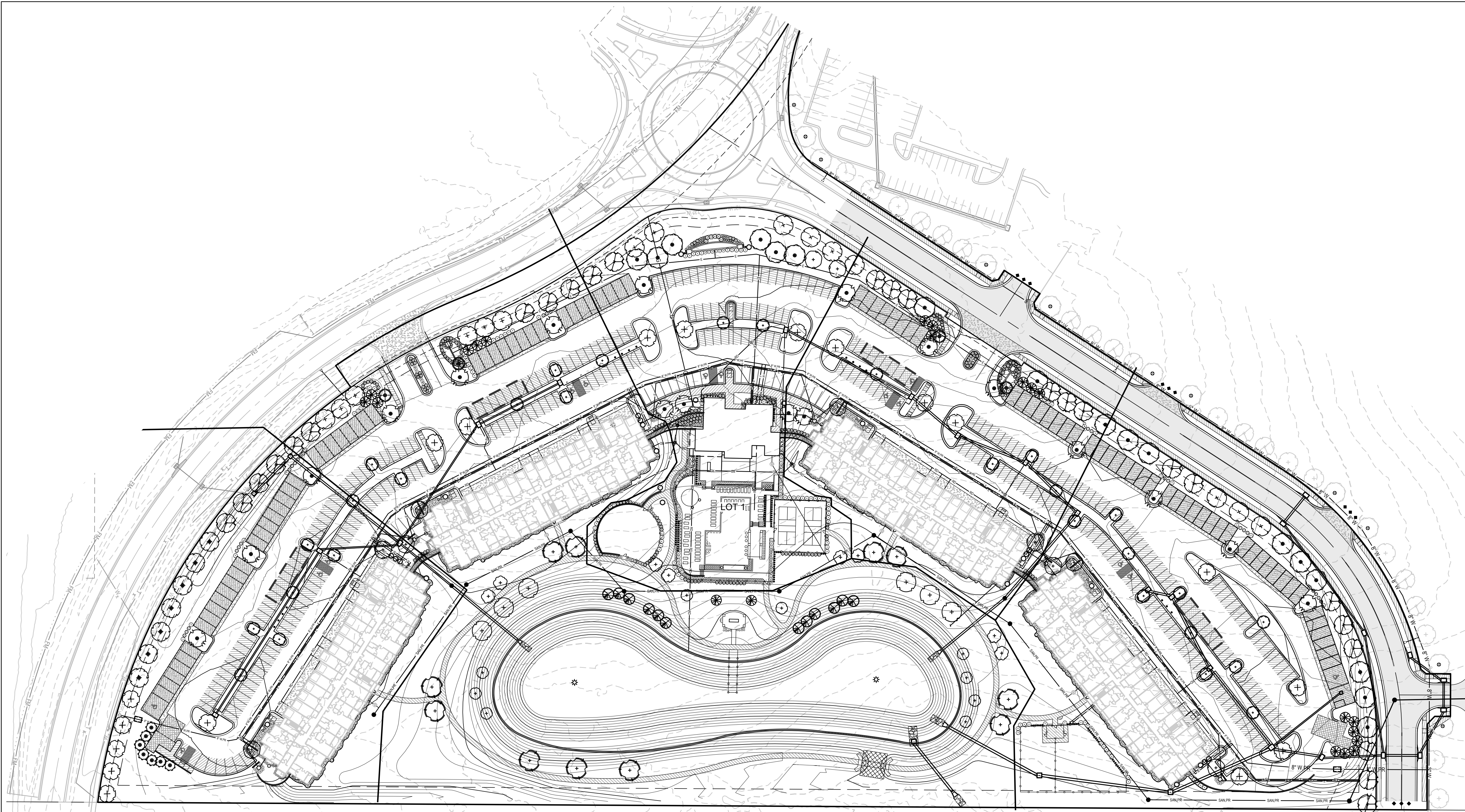


PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
 SITE DEVELOPMENT PLAN
 HERITAGE STREET LEE'S SUMMIT, MO



LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE (Sec. 8.790 A)

BLUE PARKWAY COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(1058.5/30') 35 TREES
 COLLECTOR PUBLIC TREES PROVIDED 35 TREES
 BLUE PARKWAY COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(1058.5/20') 53 SHRUBS
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED 53 SHRUBS

HERITAGE COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(952.42/30') 32 TREES
 COLLECTOR PUBLIC TREES PROVIDED 32 TREES
 HERITAGE COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(952.42/20') 48 SHRUBS
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED 48 SHRUBS

OPEN YARD/SITE LANDSCAPE REQUIRED (Sec. 8.790 B)

LOT AREA 744,806 S.F.
 TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (445,403/5000) 89 TREES
 TREES PROVIDED 89 TREES
 SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (445,403/5000X2) 178 SHRUBS
 SHRUBS PROVIDED 652 SHRUBS

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA) (223,108X.05) 11,156 S.F.
 LANDSCAPE AREA PROVIDED 11,156 S.F.
 TREES REQUIRED 1 PER ISLAND
 TREES PROVIDED 1 PER ISLAND
 SCREENING REQUIRED (2.5 FT. HT. ALONG ENTIRE FRONTAGE ADJ. TO STREET)
 SCREENING PROVIDED (2.5 FT. HT. ALONG ENTIRE FRONTAGE ADJ. TO STREET)
 DETACHED GARAGES LINE THE PERIMETER & ARE DESIGNED WITH THE SAME ARCHITECTURAL AESTHETIC AS THE BUILDINGS (C.3 "WALL"), & THE LANDSCAPING PROVIDED UNDER SEC. 8.970 A.3 FOR STREET FRONTAGE PROVIDED WILL BE CONSOLIDATED AT THE GAPS TO MEET THE DENSITY OF C.1 "PLANTED".

BUFFER SCREENING & LANDSCAPE (Sec. 8.890 Table 8.8908 Sec. 8.900)

MODIFICATION REQUESTED SINCE USES ARE WITHIN THE SAME PROJECT

SHADE TREES

ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.

ORNAMENTAL TREES

BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.

SHRUBS

AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
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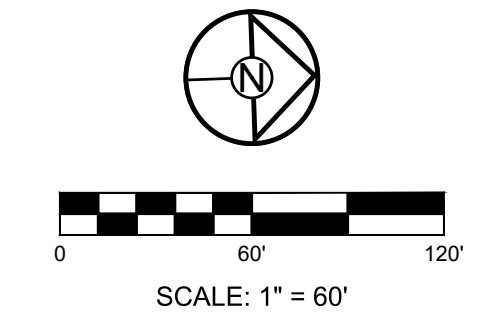
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barbary	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Miniflor' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibell Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly (Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rasca® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,888	Little Henry Sweetspire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum catesbaei 'Spice Baby'	Spice Baby/Koreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'VUKOZLYra' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.

GRASSES

CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.

PERENNIALS

LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.
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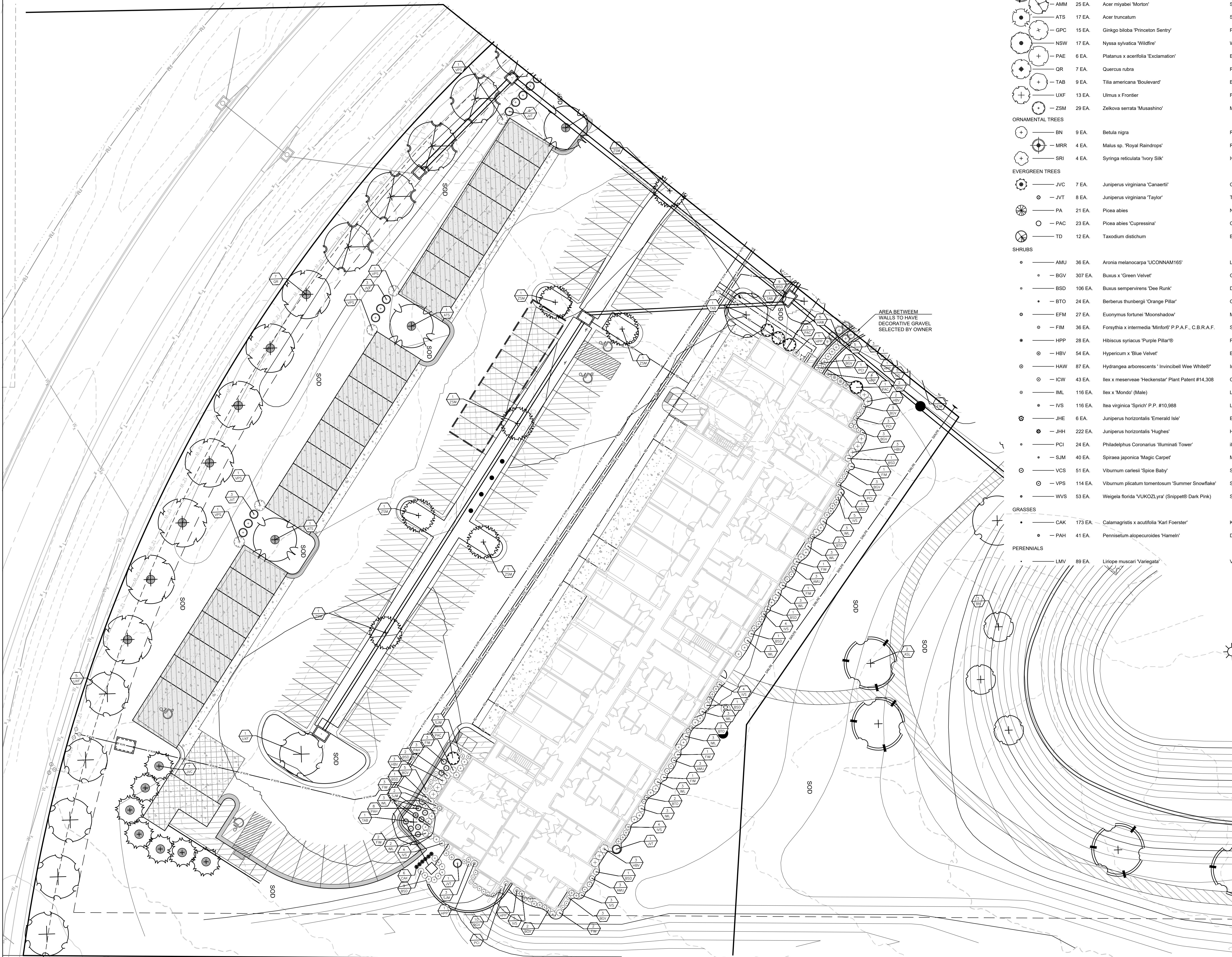


REVISION DATE	DESCRIPTION
01/23/23	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS

OVERALL LANDSCAPE PLAN

SHEET
L101

I:\PROJECTS\2022-1023\1023_0 Design\3.0 DWG Plans\4.0 SDDP\22-1023-SDDP-LP.dwg, L102 BUILDING LANDSCAPE PLAN, 11



SHADE TREES					
ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minford' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Patent #14,308	Castle Wall® Blue Holly (Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice Baby Koreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'UKOZL'Yra' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
 SITE DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/23	PER CITY COMMENTS
03/24/23	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

BUILDING A LANDSCAPE PLAN

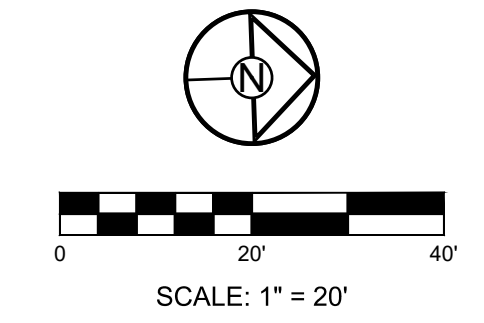
SHEET

L102



AREA BETWEEN WALLS TO HAVE DECORATIVE GRAVEL SELECTED BY OWNER

Symbol	Code	Quantity	Plant Name	Plant Name	Quantity
SHADE TREES					
ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2" Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2" Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONN165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minfor' P.P.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WWS	53 EA.	Weigela florida 'UKOZL'Yrs' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

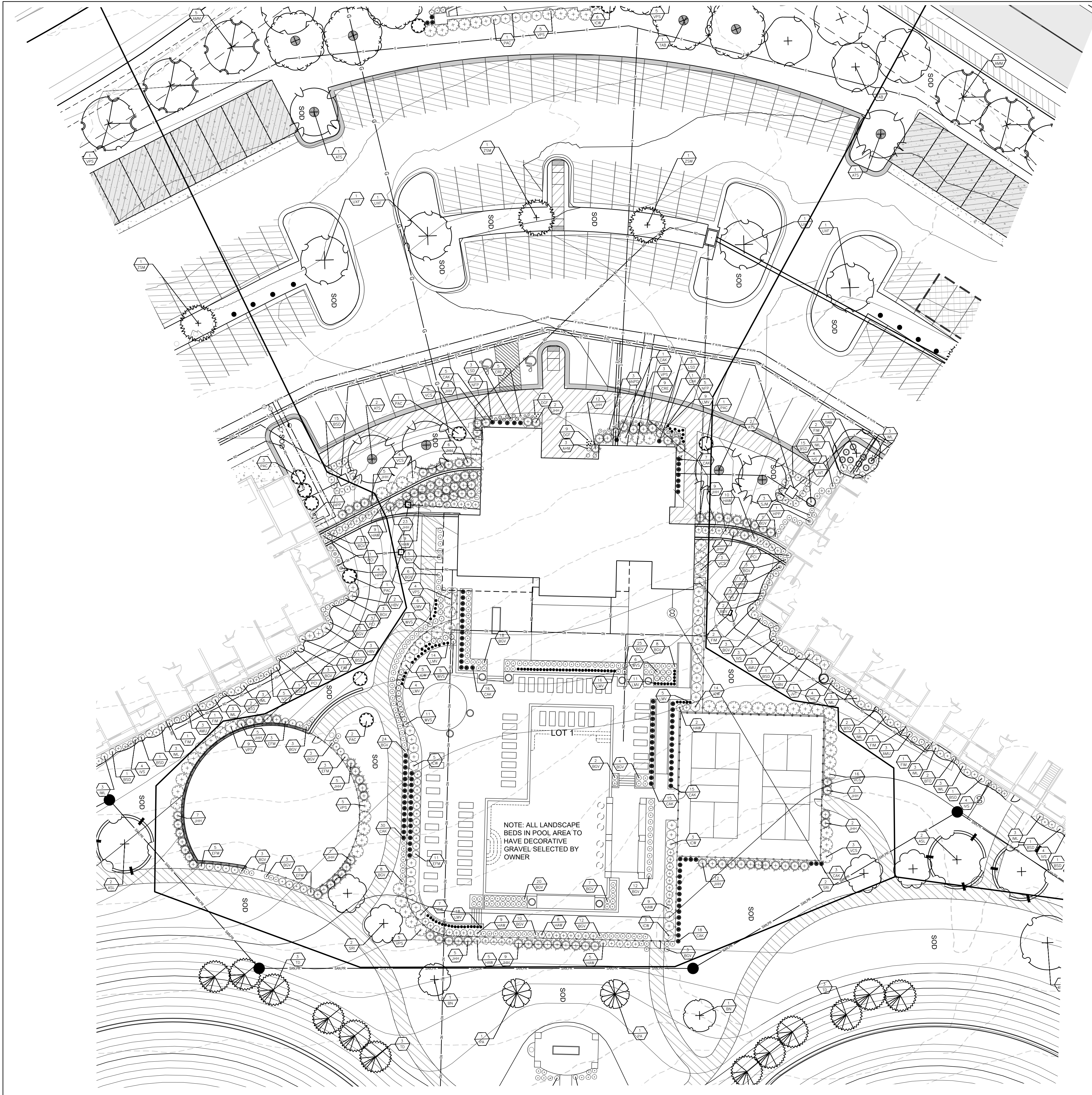


REVISION DATE	DESCRIPTION
01/23/23	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

BUILDING B LANDSCAPE PLAN
SHEET L103

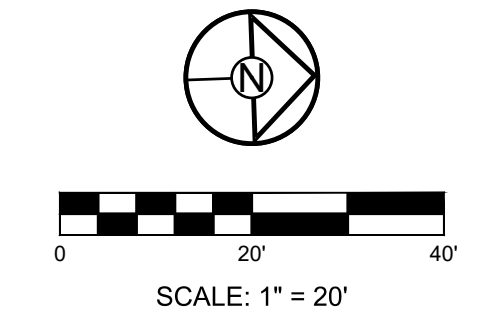
I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\4.0 SDFP\22-102-SDFP-LP.dwg, L103 BUILDING B LANDSCAPE PLAN, 11



SHADE TREES					
ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minfor' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibel Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WWS	53 EA.	Weigela florida 'UKOZL'Yra' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

NOTE: THE FOLLOWING PERENNIALS ARE NOT REQUIRED BY CODE. THE OWNER WILL MAKE THE DECISION TO INSTALL OR NOT.

PERENNIALS					
AHM	3 EA.	Allium hybrid 'Millenium'	Millenium Ornamental Onion	1 gal.	Cont.
ANPD	3 EA.	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	1 gal.	Cont.
CRE	14 EA.	Coreopsis 'Red Elf' (L/L Bang)	Red Elf Coreopsis	1 gal.	Cont.
CVZ	10 EA.	Coreopsis verticillata 'Zagreb'	Threadleaf coreopsis	1 gal.	Cont.
DGF	12 EA.	Dianthus gratianopolitanus 'Fire Witch'	Fire Witch Cheddar Pink	1 gal.	Cont.
LMV	9 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.	Cont.
LSD	6 EA.	Leucanthemum x superbum	Shasta Daisy	1 gal.	Cont.
NFP	21 EA.	Nepta faassenii 'Purrsian Blue' PP24788	Purrsian Blue Catmint	1 gal.	Cont.
VRC	14 EA.	Veronica Royal Candles	Royal Candles Speedwell	1 gal.	Cont.



SCHLAGEL

PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
SITE DEVELOPMENT PLAN

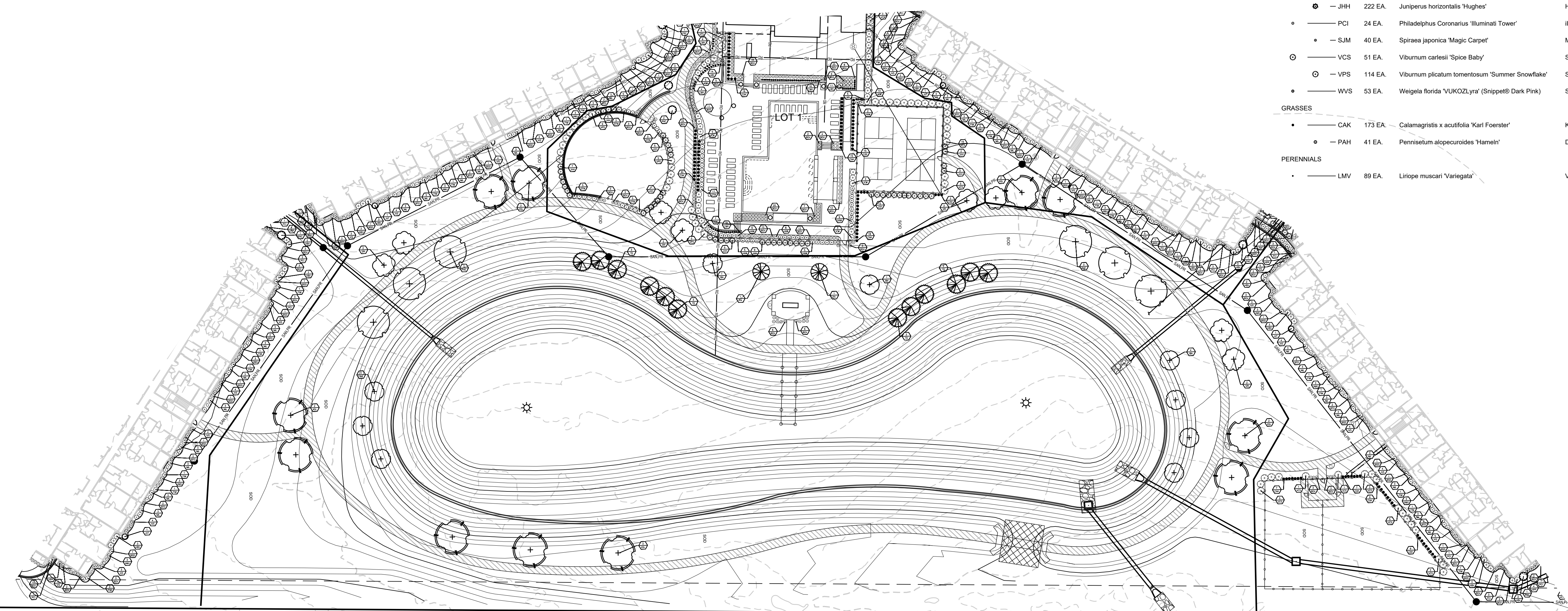
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/23	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS

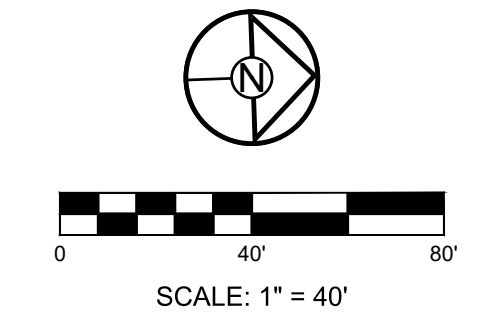
DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

CLUBHOUSE
LANDSCAPE
PLAN

SHEET
L106



SHADE TREES					
ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minford' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus Coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'UKOZL'Yrs' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.



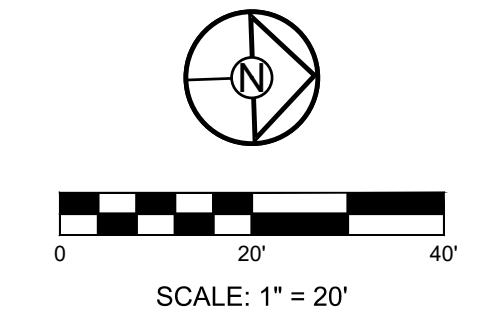
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TRC	MAB	2/8/2023	22-102

I:\PROJECTS\2022\22-1023_0 Design\3.0 DWG Plans\4.0 SDP\22-102-SDP-LP.dwg, L108 MONUMENT SIGN LANDSCAPE PLAN, 1:1



Symbol	Code	Quantity	Plant Name	Plant Name	Size	Height
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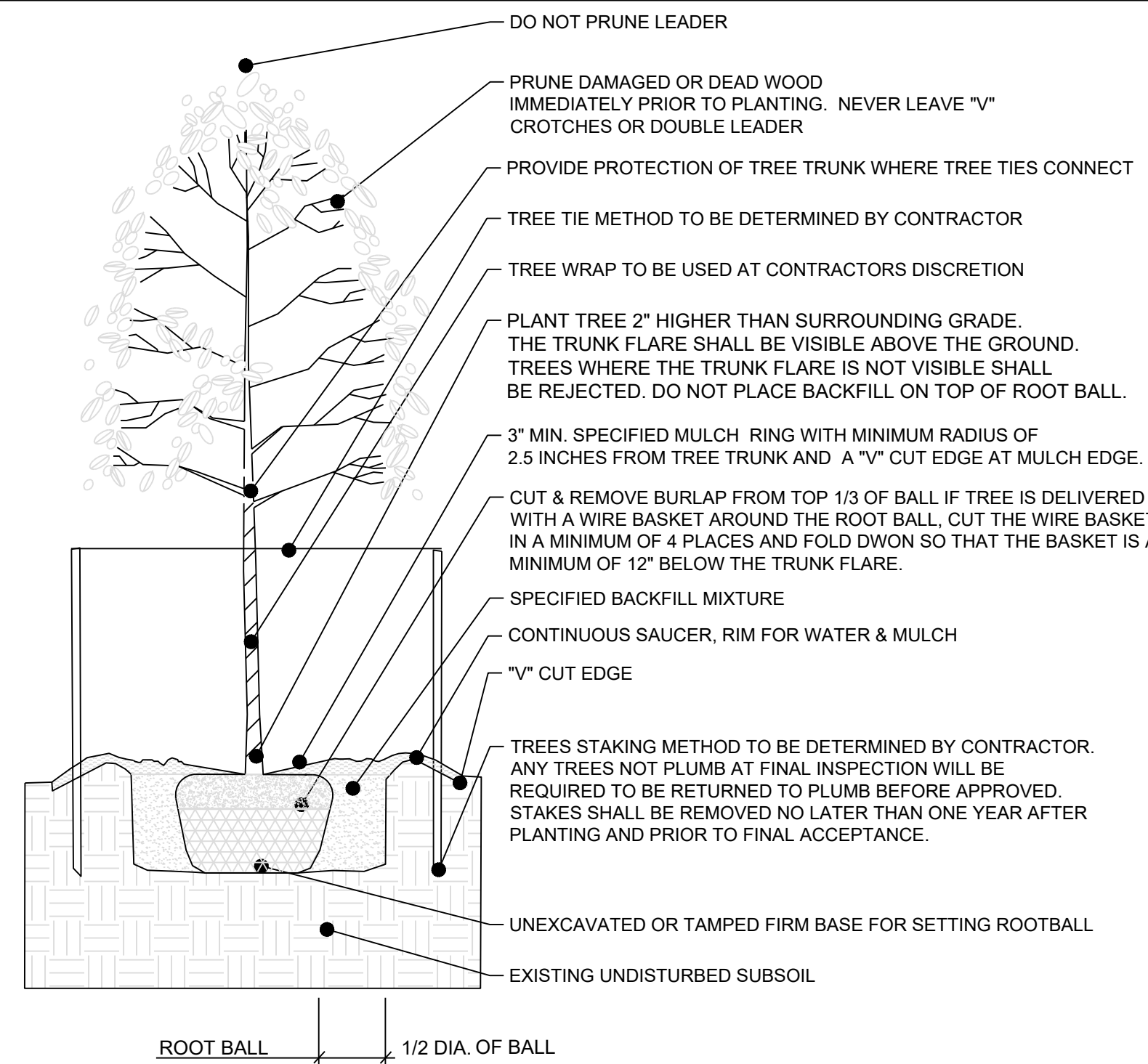
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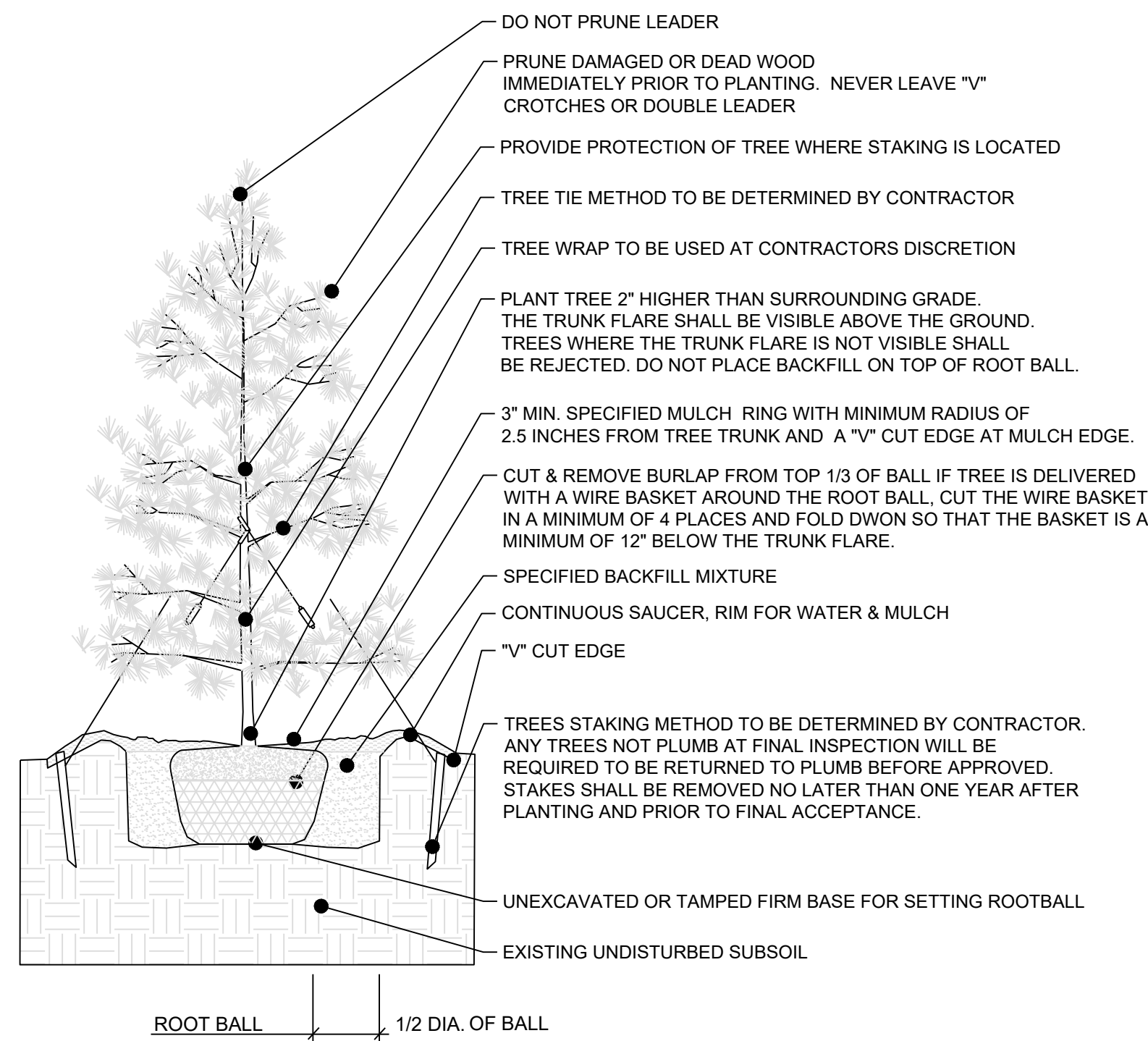
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MONUMENT SIGN
LANDSCAPE
PLAN

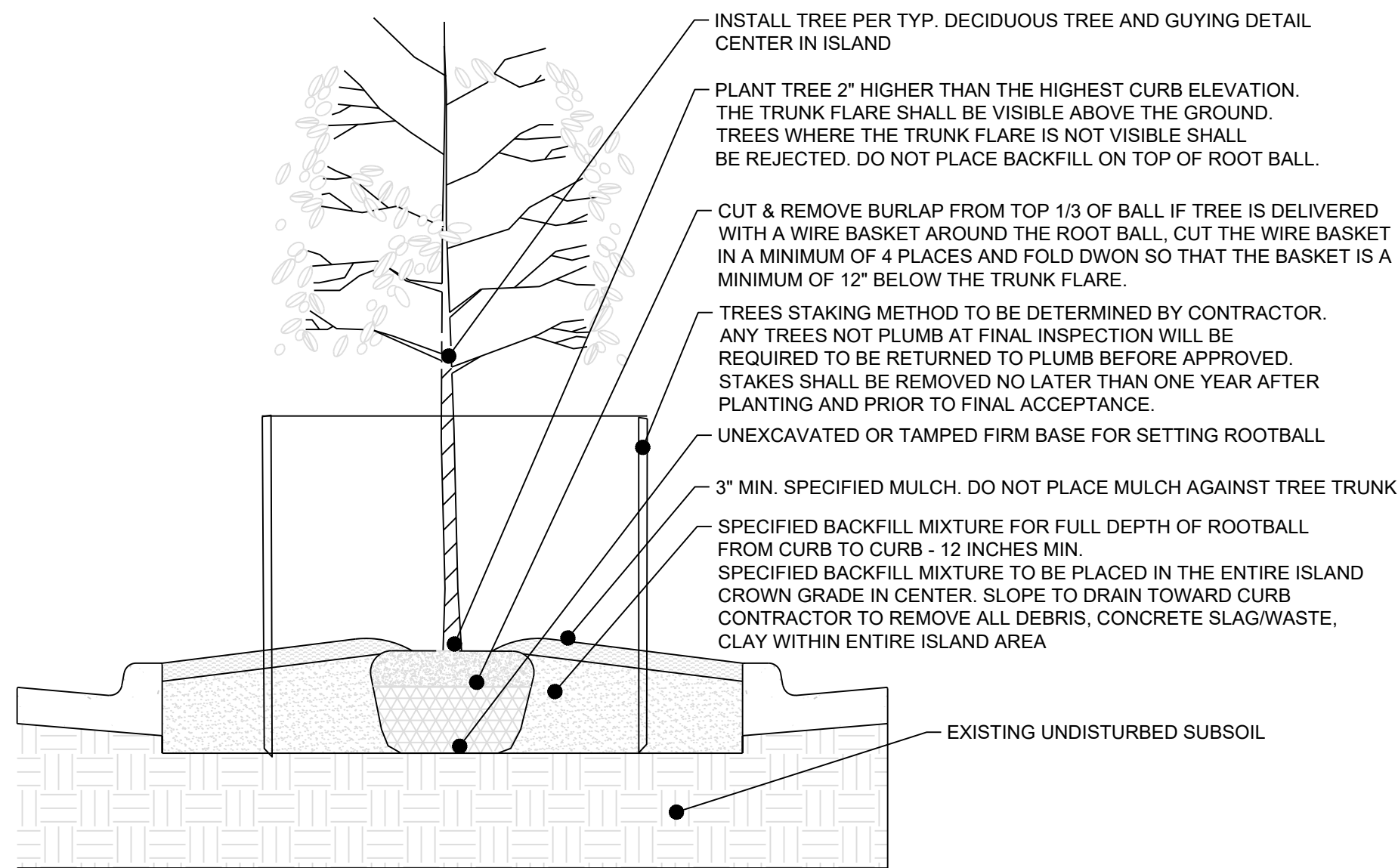
SHEET
L108



TYP. DECIDUOUS PLANTING & GUYING
NO SCALE



TYP. EVERGREEN PLANTING & GUYING
NO SCALE



TYP. PARKING LOT ISLAND PLANTING
NO SCALE

Shade trees that grow to be large shall have one relatively straight central leader (Figure 1). Heading the tree is acceptable provided the central leader is reestablished in the nursery.

Main branches (Figure 2) shall be well distributed along the central leader, not clustered together. They shall form a balanced crown appropriate for the cultivar or species.

The diameter of branches (Figure 3) that grow from the central leader, or trunk, shall be no larger than two-thirds (one-half is preferred) the diameter of the trunk measured just above the branch.

The largest branches shall be free of bark inclusions that extend into the branch union (Figure 4 A and B).

Small-diameter branches (Figure 5, left), particularly on trees less than 1 inch caliper, should be present along the lower trunk below the lowest main branch. These branches shall be no larger than 3/8 inch in diameter.

The trunk shall be free of wounds, sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, or lesions. Properly made recent or closed pruning cuts are acceptable.

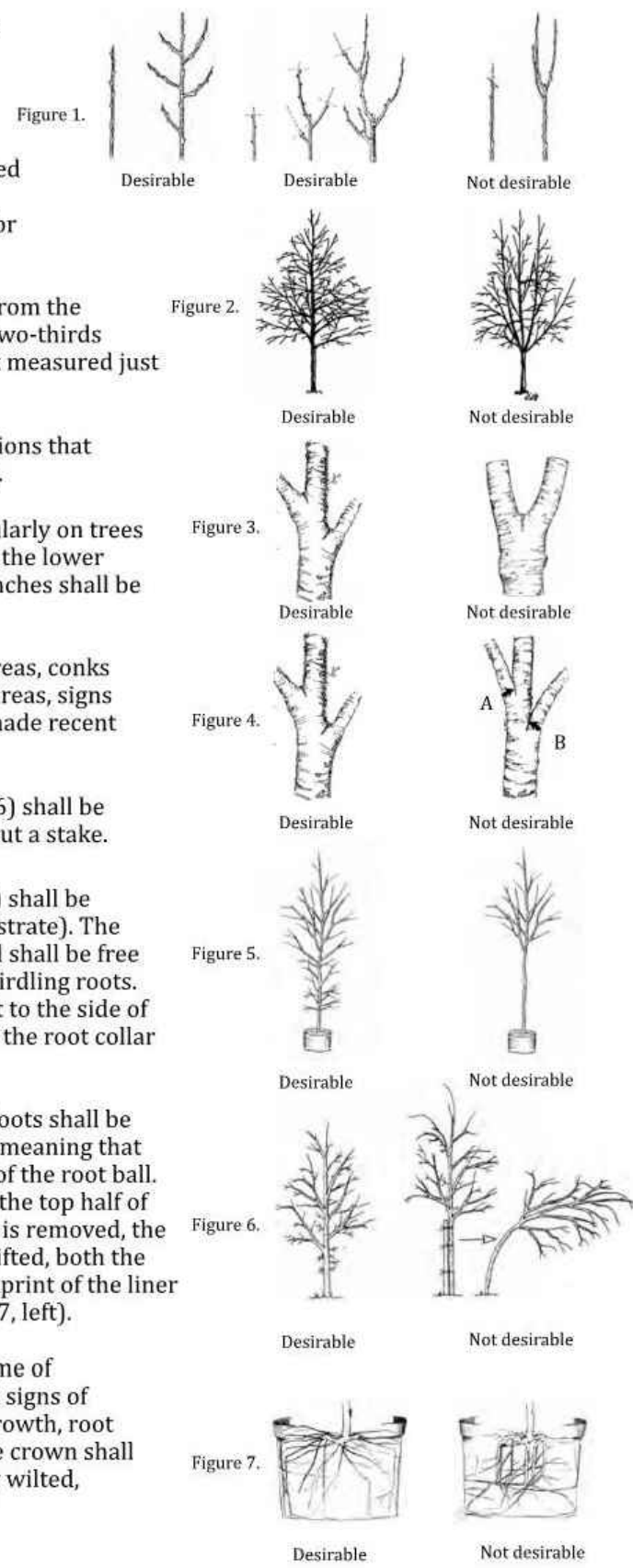
The trunk caliper (diameter) and taper (Figure 6) shall be sufficient so that the tree remains vertical without a stake.

The root collar (the uppermost roots) (Figure 7) shall be within the upper 2 inches of the soil media (substrate). The root collar and the inside portion of the root ball shall be free of defects, including circling, kinked, and stem-girdling roots. Roots at the surface should grow mostly straight to the side of the container. You may need to remove soil near the root collar to inspect for root defects.

The tree shall be well rooted in the soil media. Roots shall be uniformly distributed throughout the container, meaning that roots should not be concentrated at the bottom of the root ball. Some roots should contact the container wall in the top half of the root ball (Figure 7, left). When the container is removed, the root ball shall remain intact. When the trunk is lifted, both the trunk and root system shall move as one. The imprint of the liner or smaller container shall not be visible (Figure 7, left).

The root ball shall be moist throughout at the time of inspection and delivery. The roots shall show no signs of excess soil moisture as indicated by poor root growth, root discoloration, distortion, death, or foul odor. The crown shall show no signs of moisture stress as indicated by wilted, shriveled, or dead leaves or branch dieback.

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NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V" CUT EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL AREAS BETWEEN THE APARTMENT BUILDING AND THE SIDE WALK FROM THE DRIVEWAY TO THE FRONT DOORS SHALL BE MULCHED.
- THE SMALL ISLANDS BETWEEN THE APARTMENT BUILDING DRIVEWAYS SHALL CONTAIN 2" COBBLE ROCK.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY LENEXA CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
- IN THE EVENT OF WORK IN OR ON THE JCW 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.
- ALL LANDSCAPE PLANTINGS AND TURF AREAS SHALL BE MAINTAINED AS REQUIRED BY CITY CODE. ALL LANDSCAPE PLANTINGS AND TURF AREAS WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE ADJACENT OWNER AS REQUIRED BY THE CITY CODE.
- LANDSCAPING ADJACENT TO THE FIRE DEPARTMENT CONNECTION SHALL ALLOW FOR UNOBSTRUCTED ACCESS TO THE CONNECTION, WITH NO SHRUBS/TREES WITHIN A 3 FOOT RADIUS OF THE CONNECTION.

- All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quality guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
- Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
- All trees shall be nursery-grown.
- Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
 - Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
 - Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
 - Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
 - Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
 - Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
 - Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
 - The attachment of the largest branches (scaffold branches) shall be free of included bark.
 - Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
 - The attachment of scaffold branches shall be free of included bark.
- Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the tree and can split easily.
- Evergreen branch structure: The branch pattern should be dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
- Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
- Evergreen tree trunk: Evergreen trees shall have a single trunk that is straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
- Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
- Central Leader: **Trees shall have a single(one), relatively straight central leader** and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least 1/2 (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies within the warranty period the tree shall be replaced at the end of the warranty period.
- All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
- Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
- Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
 - The roots shall be reasonably free of scrapes, broken or split wood.
 - The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
 - A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
 - Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
 - The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
- The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
- Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
- At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

SCHLAGEL & ASSOCIATES, P.A.
 Engineers • Planners • Surveyors • Landscape Architects
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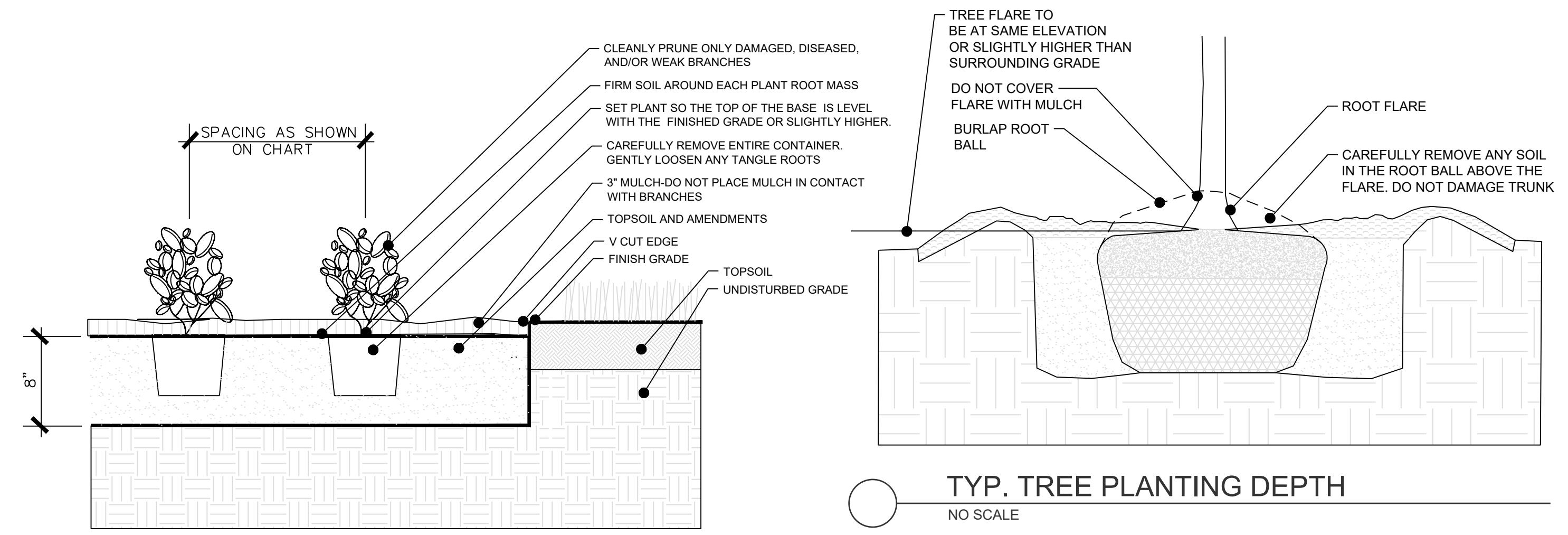
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LANDSCAPE DETAILS

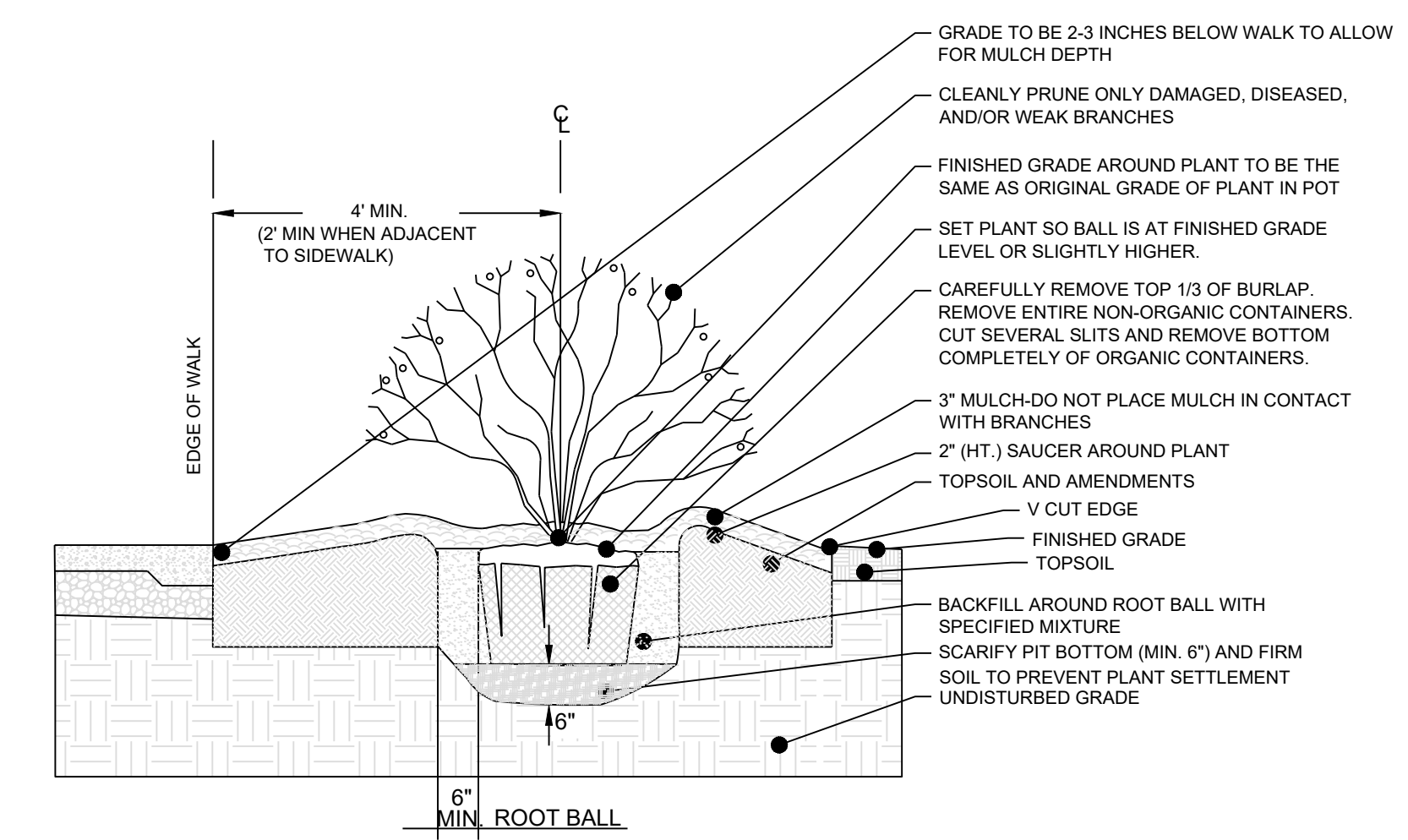
SHEET
L109
 OF

I:\PROJECTS\2022\22-1023-DSDP-102-SDP-102-SDP-102-DWG-Plan-109-Landscape-Details-11

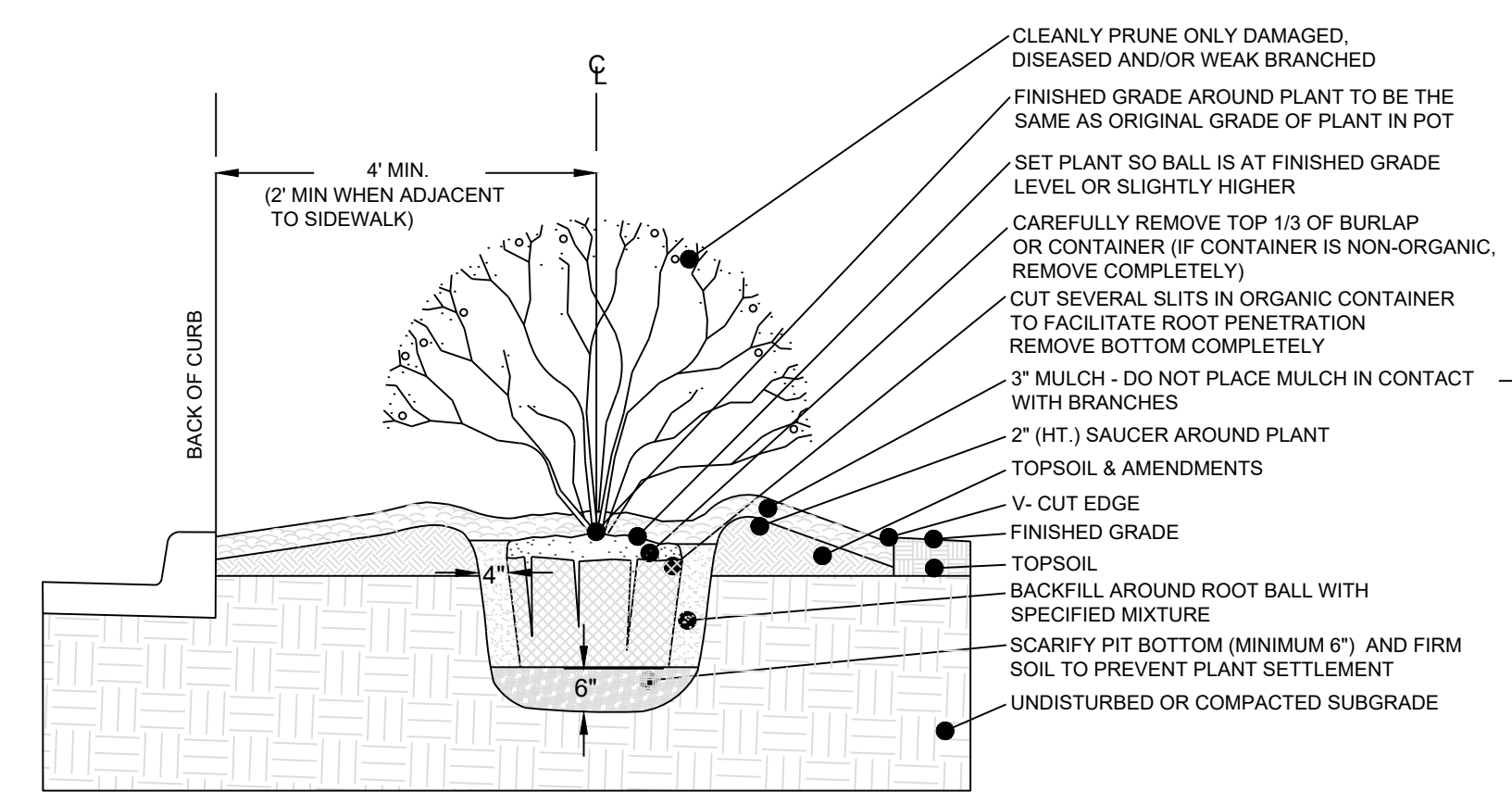
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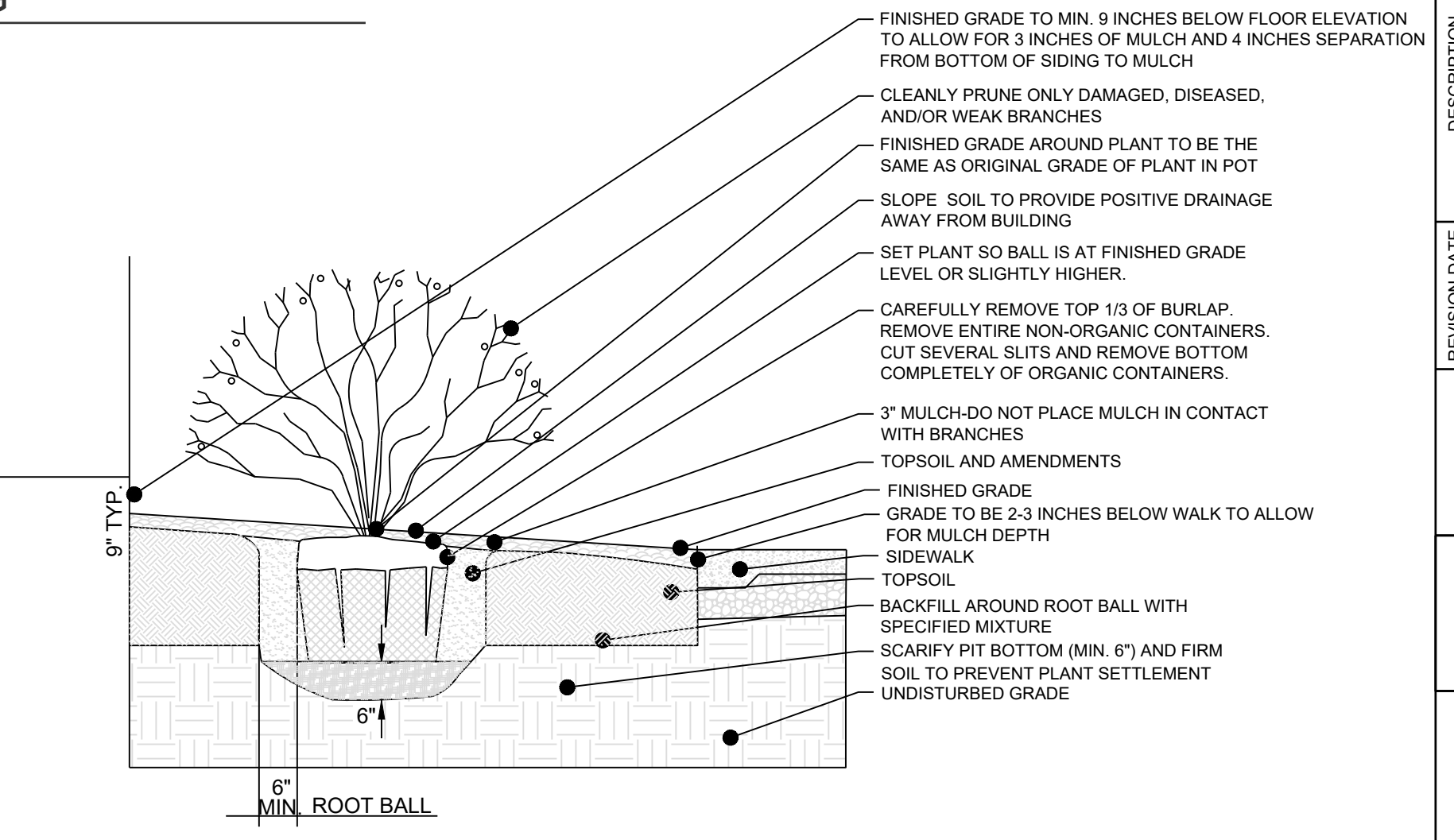
TYP. ANNUAL/PERENNIAL PLANTING
NO SCALE



TYP. SHRUB PLANTING ADJACENT TO WALK
NO SCALE



TYP. SHRUB PLANTING ADJACENT TO CURB
NO SCALE



TYP. SHRUB PLANTING ADJACENT TO BUILDING
NO SCALE

**RESIDENCES AT BLACKWELL
 SITE DEVELOPMENT PLAN
 HERITAGE STREET LEE'S
 SUMMIT, MO**

REVISION DATE	DESCRIPTION
01/23/23	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS

DRAWN BY: TRC	CHECKED BY: MAB	DATE PREPARED: 2/6/2023	PROJ. NUMBER: 22-102
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