

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
DRAWN BY: TRC	PER CITY COMMENTS
CHECKED BY: MAB	PER CITY COMMENTS
DATE PREPARED: 2/9/2023	
PROJ. NUMBER: 22-102	

LANDSCAPE COVER

SHEET

L100

GENERAL NOTES:

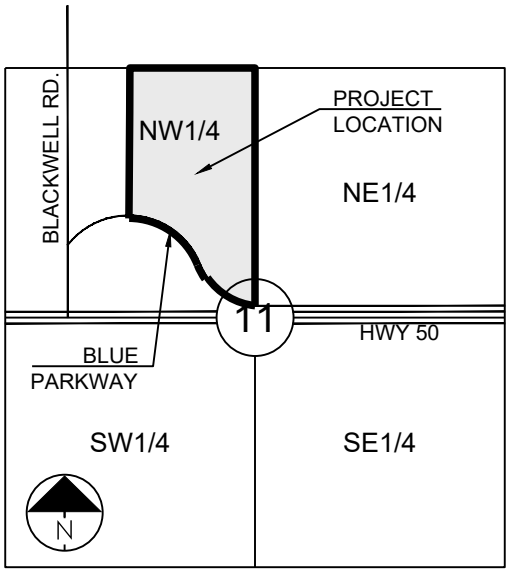
- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

EARTHWORK:

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
 - TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET (MINIMUM OF 1.5 FEET) VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON THE WATER LINE.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.



SECTION 11-47-31

LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

SPIRE
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-0663
brent.jones@spireenergy.com

EVERGY
Philip Ingram
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-347-4339
philip.ingram@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES
Mark Schauler
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900



811 or
1-800-344-7483
mo1call.com

FEMA NOTE:

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G DATED JANUARY 20TH, 2017.

OIL/GAS NOTE:

THERE ARE NOT OIL/GAS WELLS PRESENT ON THE PROJECT PER MISSOURI DEPARTMENT OF NATURAL RESOURCES - MISSOURI GEOLOGICAL SURVEY GeoSTRAT MAPPING.

LEGEND:

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- S/W - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- ASPHALT PAVEMENT - EXISTING
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED

- CURB & GUTTER
- CURB & GUTTER - EXISTING

- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L - PROPERTY LINES
- ROW - RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO - STORM SEWER
- STORM SEWER - EXISTING
- CATV_x - CABLE TV - EXISTING
- FOD_x - FIBER OPTIC CABLE - EXISTING
- T_x - TELEPHONE LINE - EXIST.
- E_x - ELECTRIC LINE - EXISTING
- OHP_x - OVERHEAD POWER LINE - EXIST.
- UGE_x - UNDERGROUND ELECTRIC - EX.
- G_x - GAS LINE - EXISTING
- W_x - WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE

Sheet List Table	
Sheet Number	Sheet Title
L100	COVER
L100	OVERALL LANDSCAPE PLAN
L101	BUILDING A LANDSCAPE PLAN
L102	BUILDING B LANDSCAPE PLAN
L103	BUILDING C LANDSCAPE PLAN
L104	BUILDING D LANDSCAPE PLAN
L105	CLUBHOUSE LANDSCAPE PLAN
L106	LAKE LANDSCAPE PLAN
L107	MONUMENT SIGN LANDSCAPE PLAN

OWNER/DEVELOPER:

GRIFFIN RILEY PROPERTY GROUP
JAKE LOVELESS, VICE PRESIDENT
21 SE 29TH TERRACE
LEE'S SUMMIT
p 816-366-7900
JAKE@GRIFFINRILEY.COM

MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

ELEV. 997.045

PROJECT BENCHMARK:

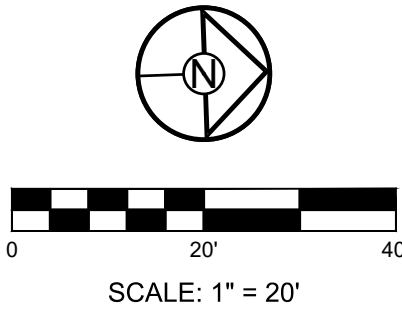
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

ELEV. 1005.719



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

GRASSES			
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PERENNIALS			
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf



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(913) 492-5158 • Fax: (913) 492-8400

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RESIDENCES AT BLACKWELL

FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
DRAWN BY: TRC	PER CITY COMMENTS
CHECKED BY: MAB	PER CITY COMMENTS
DATE PREPARED: 2/25/2023	PER CITY COMMENTS
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BUILDING B

LANDSCAPE

PLAN

SHEET

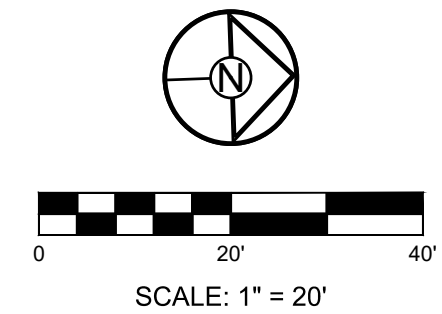
L103



SHADE TREES			
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	AMM	25 EA.	Acer miyabei 'Morton'
	ATS	17 EA.	Acer truncatum
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	NSW	17 EA.	Nyssa sylvatica 'Wildfire'
	PAE	6 EA.	Platanus x acerifolia 'Exclamation'
	QR	7 EA.	Quercus rubra
	TAB	9 EA.	Tilia americana 'Boulevard'
	UXF	13 EA.	Ulmus x Frontier
	ZSM	29 EA.	Zelkova serrata 'Musashino'
ORNAMENTAL TREES			
	BN	9 EA.	Betula nigra
	MRR	4 EA.	Malus sp. 'Royal Raindrops'
	SRI	4 EA.	Syringa reticulata 'Ivory Silk'
EVERGREEN TREES			
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	PAC	23 EA.	Picea abies 'Cupressina'
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SHRUBS			
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	PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'
	SJM	40 EA.	Spiraea japonica 'Magic Carpet'
	VCS	51 EA.	Viburnum carlesii 'Spice Baby'
	VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'
	WVS	53 EA.	Weigela florida 'UKOZLysa' (Snippet® Dark Pink)
GRASSES			
	CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'
	PAH	41 EA.	Pennisetum alopecuroides 'Hamein'
PERENNIALS			
	LMV	89 EA.	Liriope muscari 'Variegata'
LEGEND			
	Legacy Sugar Maple	B&B	2.5" Cal.
	State Street Miyabe Maple	B&B	2.5" Cal.
	Shantung Maple	B&B	2.5" Cal.
	Princeton Sentry Ginkgo	B&B	2.5" Cal.
	Wildfire Black Gum	B&B	2.5" Cal.
	Exclamation London Planetree	B&B	2.5" Cal.
	Red Oak	B&B	2.5" Cal.
	Boulevard Linden	B&B	2.5" Cal.
	Frontier Elm	B&B	2.5" Cal.
	Musashino Columnar Zelkova	B&B	2.5" Cal.
	River Birch	B&B	2.5" Cal.
	Royal Raindrops Crabapple	B&B	2" Cal. & 8' ht.
	Ivory Silk Lilac	B&B	2" Cal. & 8' ht.
	Canaert Juniper	B&B	6' ht.
	Taylor Juniper	B&B	6' ht.
	Norway Spruce	B&B	6' ht.
	Cupressina Norway Spruce	B&B	6' ht.
	Bald Cypress	B&B	6' ht.
	Low Scape Mound™ Chokeberry	Cont.	5 gal.
	Green Velvet Boxwood	Cont.	5 gal.
	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
	Orange Pillar Barberry	Cont.	5 gal.
	Moonshadow Euonymus	Cont.	5 gal.
	Show Off™ Starlet Forsythia	Cont.	5 gal.
	Purple Pillar Hibiscus	Cont.	5 gal.
	Blue Velvet Hypericum	Cont.	3 gal.
	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
	Little Rascal® Holly	Cont.	5 gal.
	Little Henry Sweetpire	Cont.	5 gal.
	Emerald Isle Juniper	Cont.	5 gal.
	Hughes Juniper	Cont.	5 gal.
	Illuminati Tower Mock Orange	Cont.	5 gal.
	Magic Carpet Spiraea	Cont.	5 gal.
	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
	Summer Snowflake Viburnum	Cont.	7 gal.
	Snippet® Weigela	Cont.	5 gal.
	Karl Foerster Grass	Cont.	2 gal.
	Dwarf Fountain Grass	Cont.	3 gal.
	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'
	ANPD	3 EA.	Aster novae-angliae 'Purple Dome'
	CRE	14 EA.	Coreopsis 'Red Elf' (L/L Bang)
	CVZ	10 EA.	Coreopsis verticillata 'Zagreb'
	DGF	12 EA.	Dianthus gratianopolitanus 'Fire Witch'
	LMV	9 EA.	Liriope muscari 'Variegata'
	LSD	6 EA.	Leucanthemum x superbum
	NFP	21 EA.	Nepta faassenii 'Purrsian Blue' PP24788
	VRC	14 EA.	Veronica Royal Candles
	Millenium Ornamental Onion	1 gal.	Cont.
	Purple Dome New England Aster	1 gal.	Cont.
	Red Elf Coreopsis	1 gal.	Cont.
	Threadleaf coreopsis	1 gal.	Cont.
	Fire Witch Cheddar Pink	1 gal.	Cont.
	Variegated Lilyturf	1 gal.	Cont.
	Shasta Daisy	1 gal.	Cont.
	Purrsian Blue Catmint	1 gal.	Cont.
	Royal Candles Speedwell	1 gal.	Cont.



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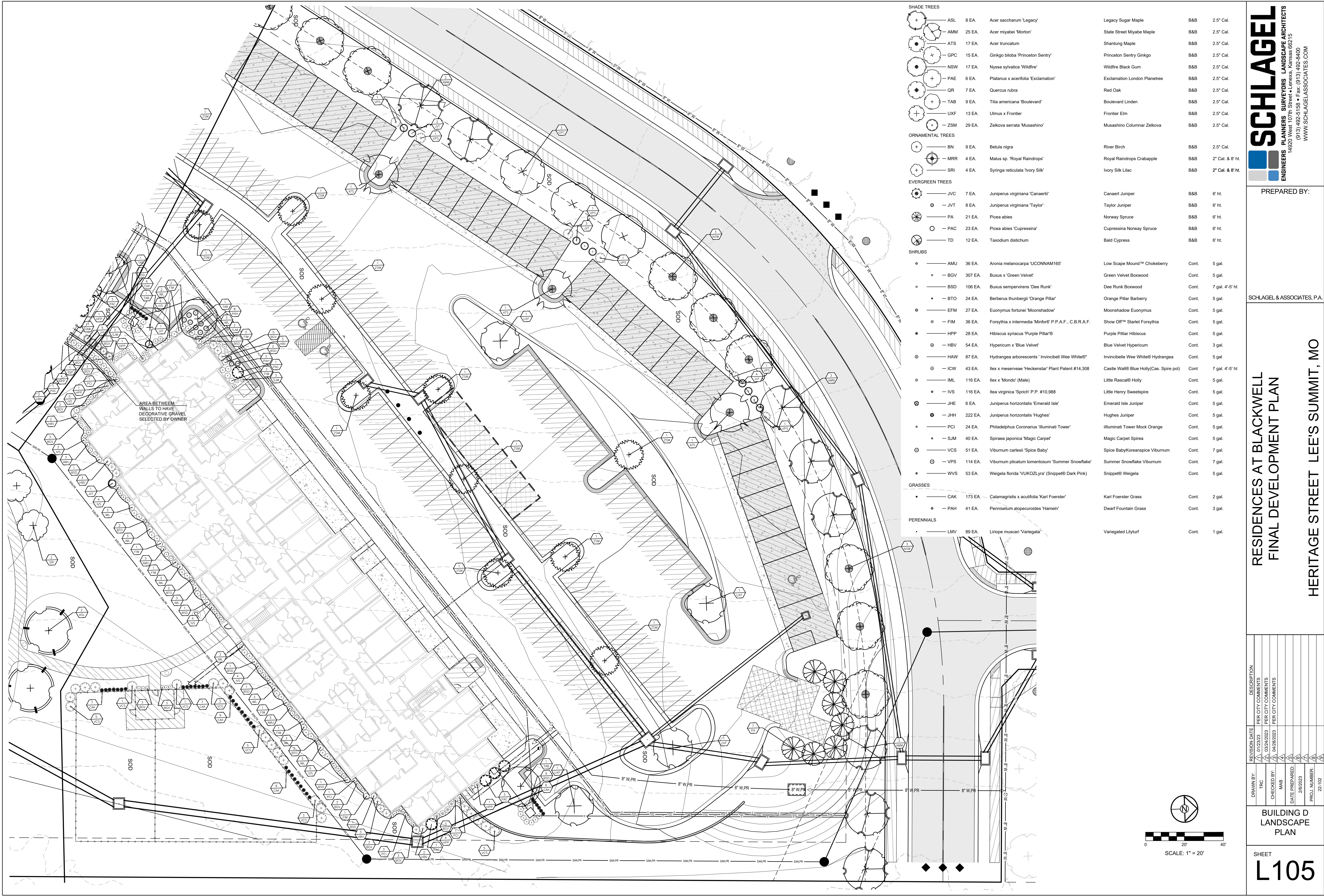
RESIDENCES AT BLACKWELL
FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

DRAWN BY:	REVISION DATE:		DESCRIPTION	
	TRC	01/23/23	PER CITY COMMENTS	
CHECKED BY:			PER CITY COMMENTS	
	MAB	03/24/2023	PER CITY COMMENTS	
DATE PREPARED:			PER CITY COMMENTS	
	28/02/23		PER CITY COMMENTS	
PROJ. NUMBER:			PER CITY COMMENTS	
	22-102		PER CITY COMMENTS	

BUILDING C
LANDSCAPE
PLAN

SHEET
L104



SCHLAGEL

ENGINEERS 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

FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 01/23/23	PER CITY COMMENTS
2 03/24/2023	PER CITY COMMENTS
3 04/28/2023	PER CITY COMMENTS
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/9/2023
PROJ. NUMBER:	22-102

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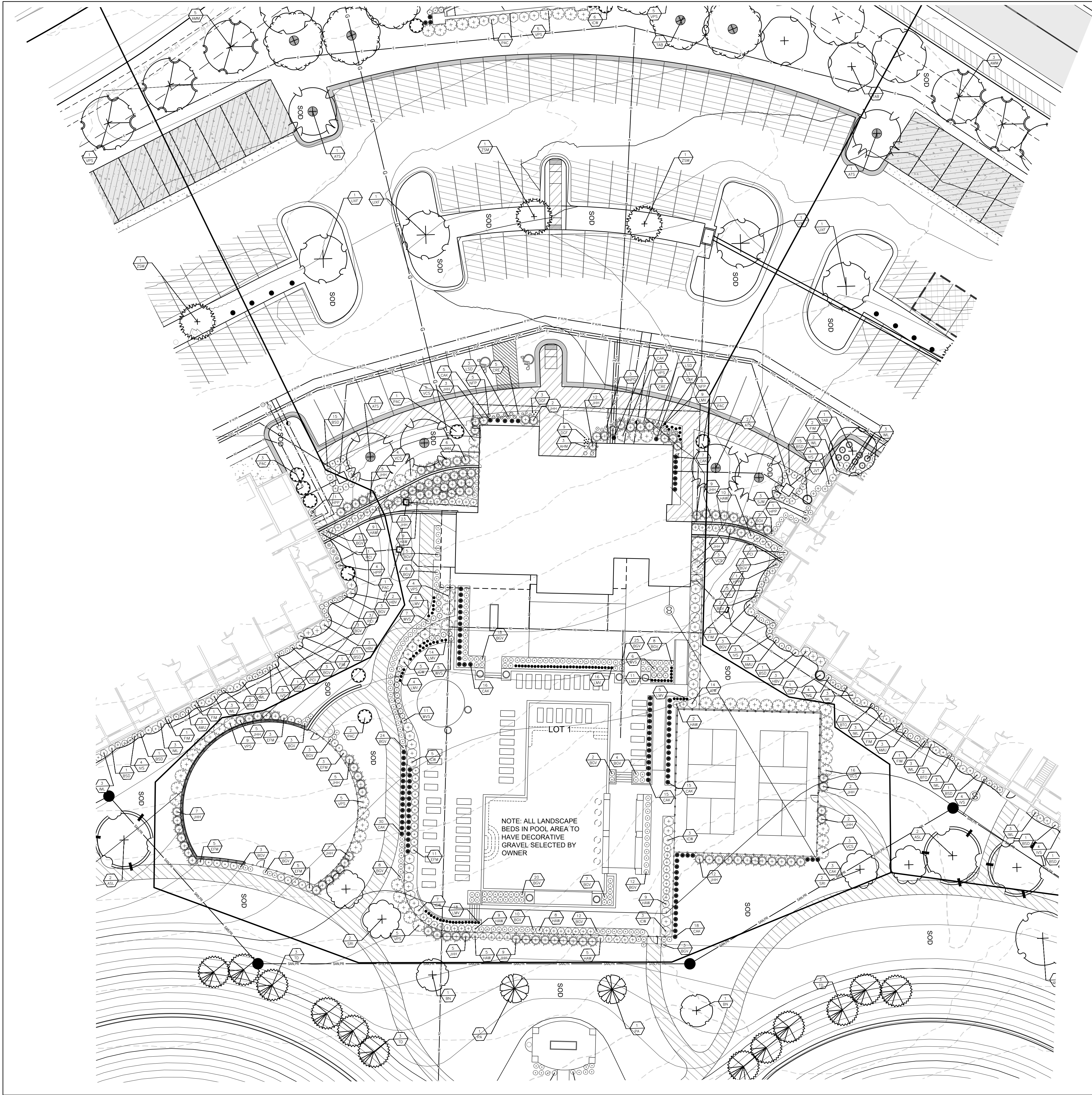
LANDSCAPE

PLAN

SHEET

L105

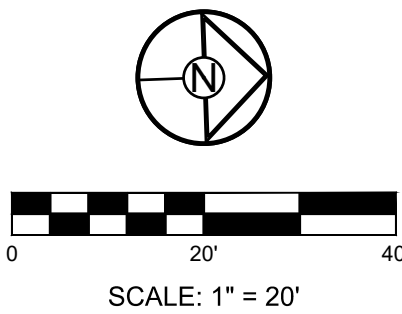
I:\PROJECTS\2022\22-1023.0 Design\3.0 DWG Plans\4.0 SDP\22-1023-SDP-1P.dwg, L106 CLUBHOUSE LANDSCAPE PLAN, 1:1



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.	Berberus 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 'Minforb' 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 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 Spiraea	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 'UKOZLysa' (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' (LTL 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.



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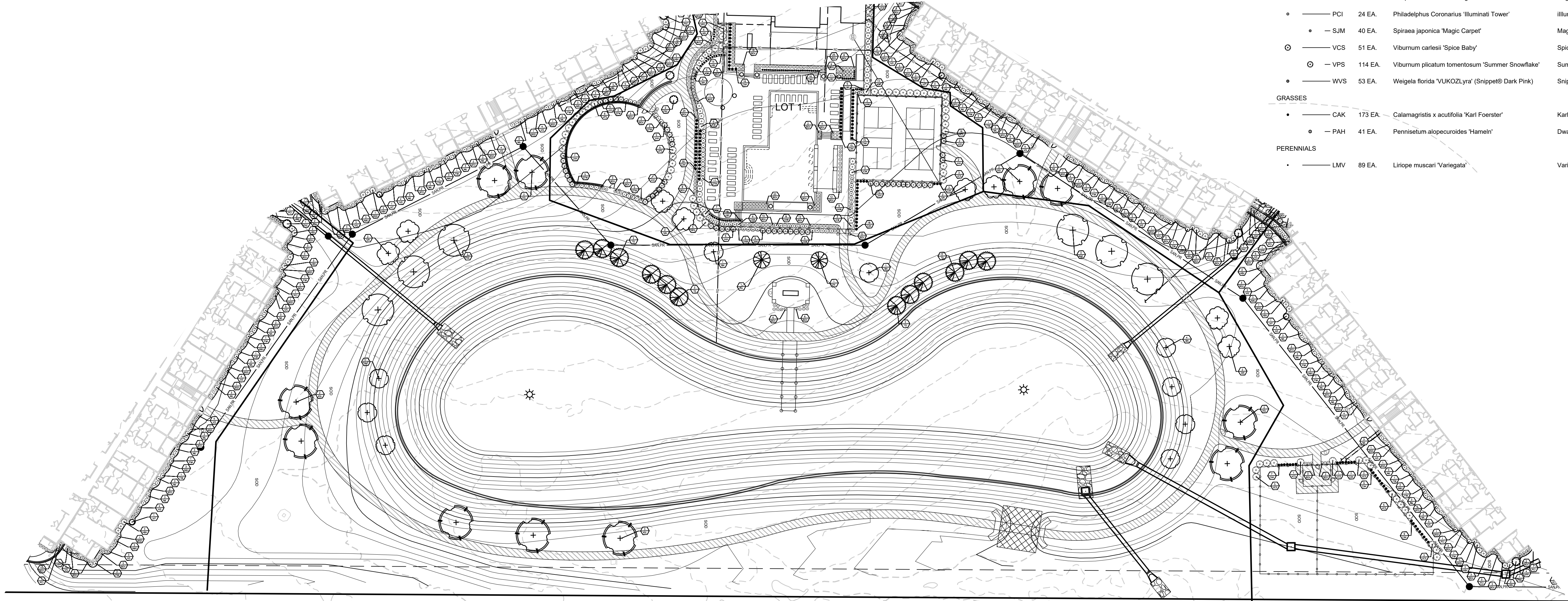
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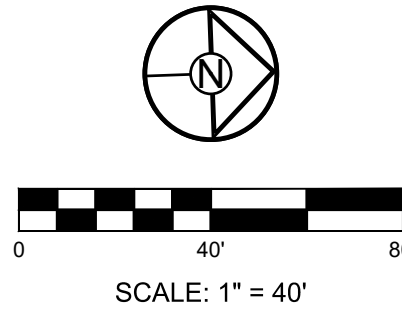
CLUBHOUSE
LANDSCAPE
PLAN

SHEET
L106

I:\PROJECTS\2022\22-102\3.0 DWG Plans\4.0 SDP\22-102-SDP-1P.dwg, L107 LAKE LANDSCAPE PLAN, 11



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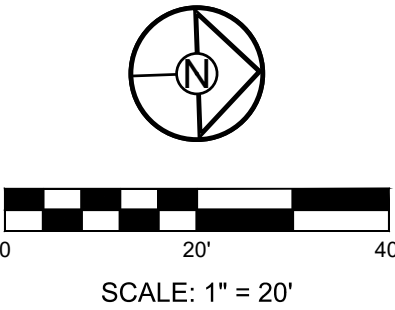
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	22-102		
LAKE LANDSCAPE PLAN			
SHEET			
L107			



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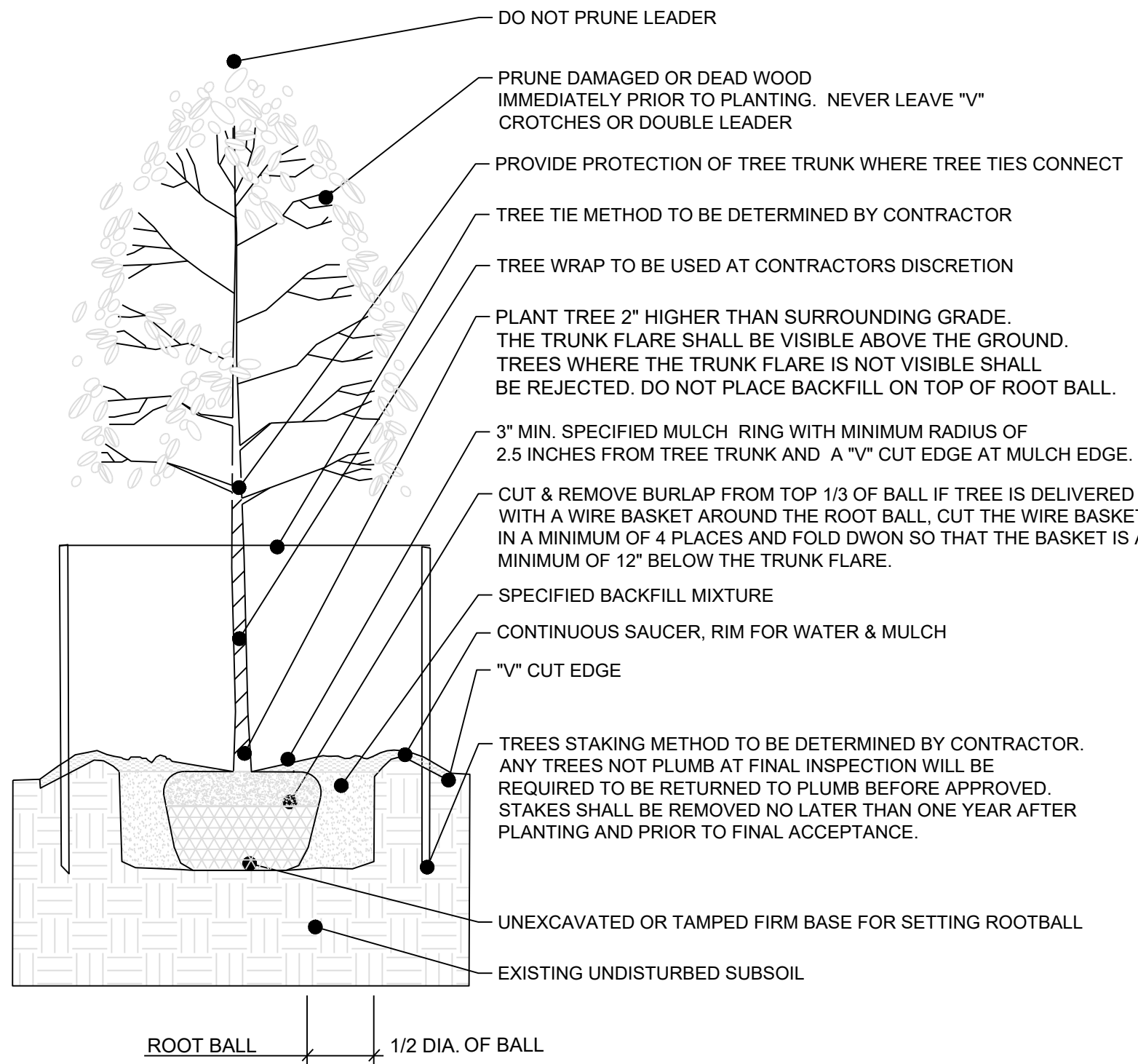
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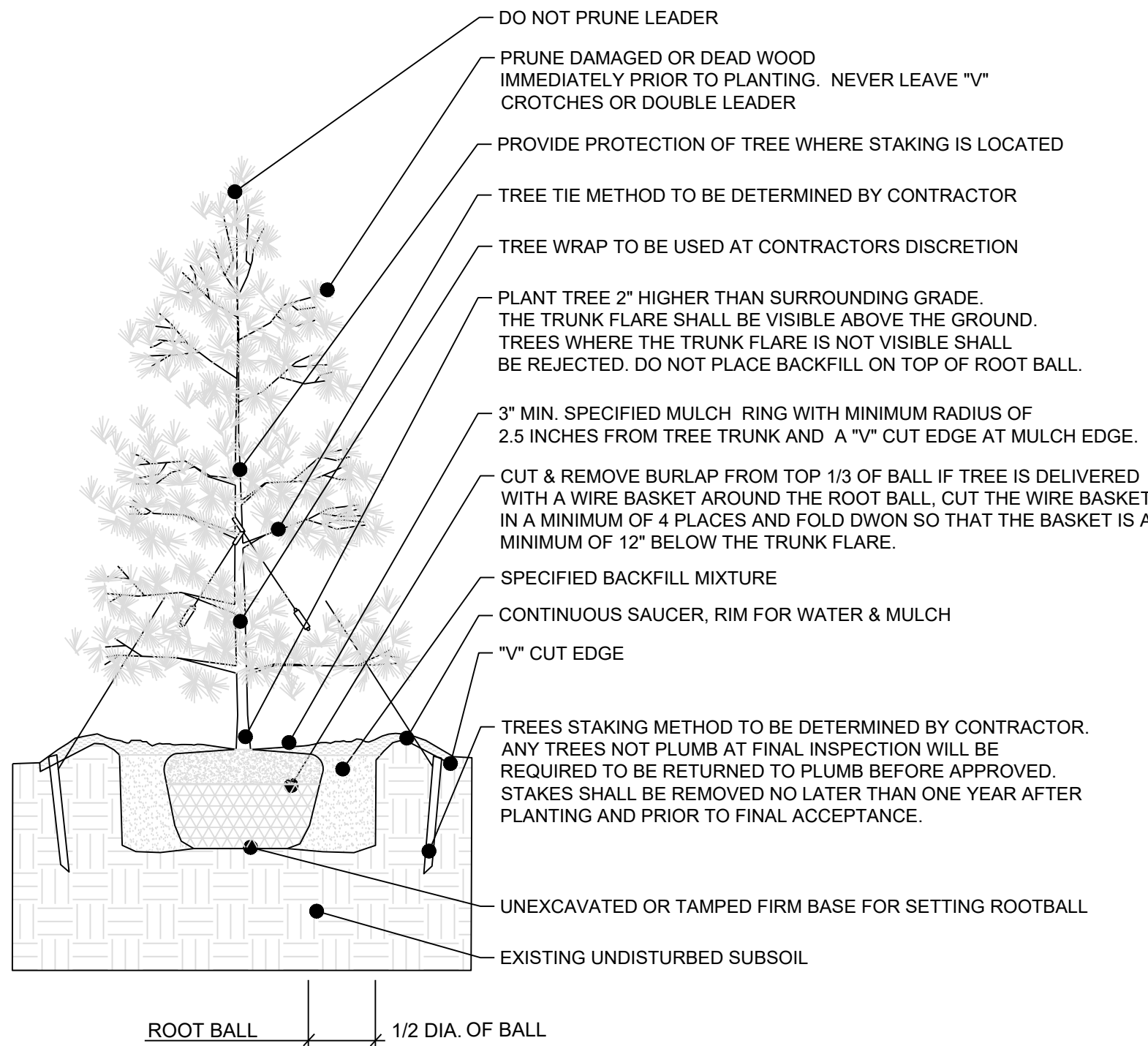
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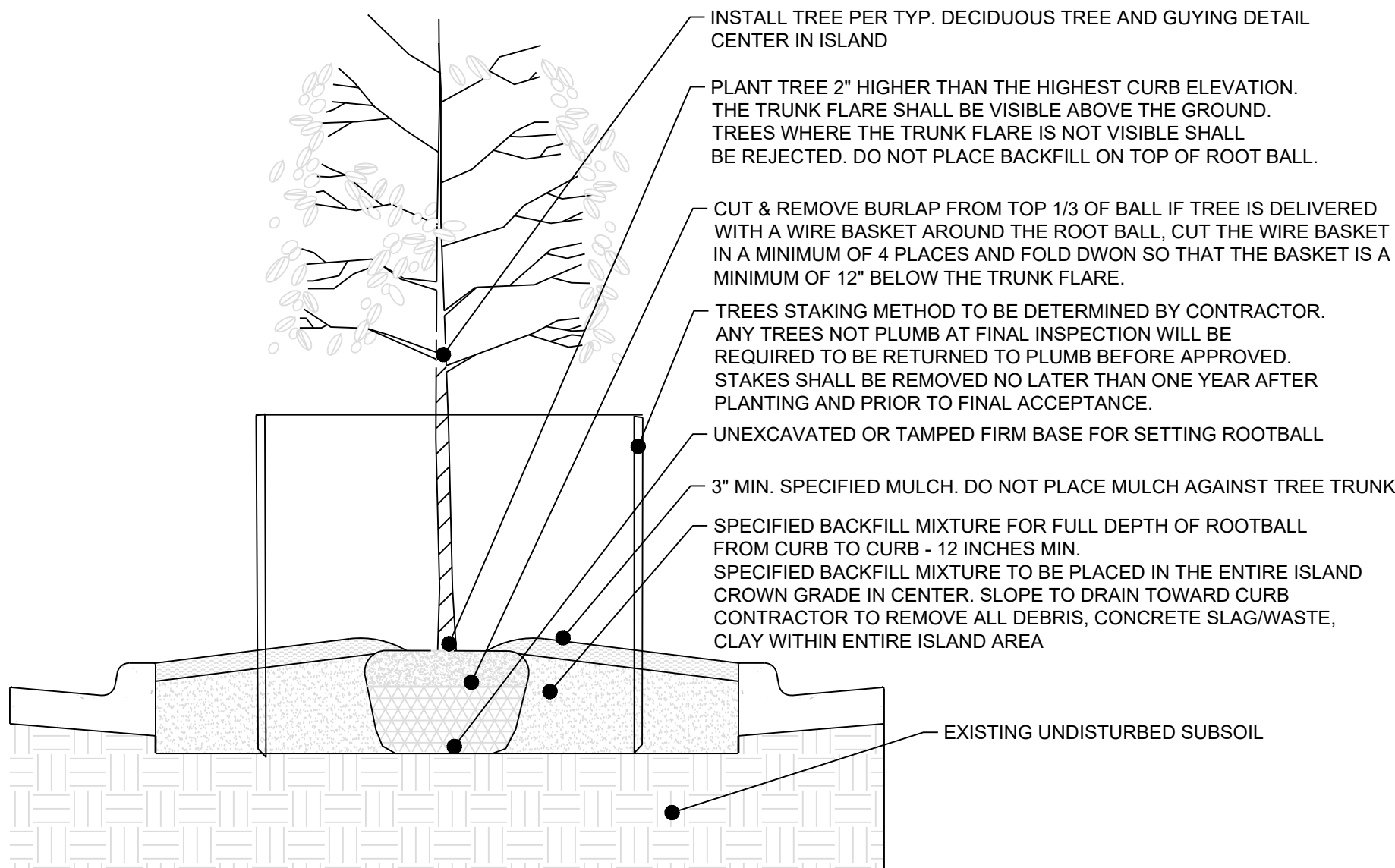
TYP. DECIDUOUS PLANTING & GUYING

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:

1. 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.
2. 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.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. 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.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL AREAS BETWEEN THE APARTMENT BUILDING AND THE SIDE WALK FROM THE DRIVEWAY TO THE FRONT DOORS SHALL BE MULCHED.
9. THE SMALL ISLANDS BETWEEN THE APARTMENT BUILDING DRIVEWAYS SHALL CONTAIN 2" COBBLE ROCK.
10. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
11. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA, PRIOR TO INSTALLATION.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
13. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
14. 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.
15. 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.
16. AN IRRIGATION SYSTEM OR ROSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY LENEXA CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
17. IN THE EVENT OF WORK IN OR ON THE JOW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REPLACED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
18. ALL LANDSCAPE PLANTINGS AND LAWN AREAS SHALL BE MAINTAINED AS REQUIRED BY CITY CODE. ALL LANDSCAPE PLANTING AND TURF AREAS WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE ADJACENT OWNER AS REQUIRED BY THE CITY CODE.
19. 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.

1. 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.
2. 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.
3. All trees 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:
 - a.) 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.
 - b.) 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.
 - c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
 - d.) Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
 - e.) The attachment of scaffold branches shall be free of included bark.
9. 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 and pose a risk of splitting.
10. 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).
11. 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).
12. 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.
13. 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.
14. 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 trees 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.
15. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
16. 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.
17. 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:
 18. The roots shall be reasonably free of scrapes, broken or split wood.
 19. 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.
 20. 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.
 21. Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
 22. 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.
 23. The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
 24. 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.
 25. 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.

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION	PER CITY COMMENTS
11/12/23	TRC	PER CITY COMMENTS
03/24/2023	CHECKED BY:	PER CITY COMMENTS
4/28/2023	MAB	PER CITY COMMENTS
DATE PREPARED:	2/6/2023	
PROJ. NUMBER:	22-102	

LANDSCAPE DETAILS

SHEET

L109

RESIDENCES AT BLACKWELL
FINAL DEVELOPMENT PLAN

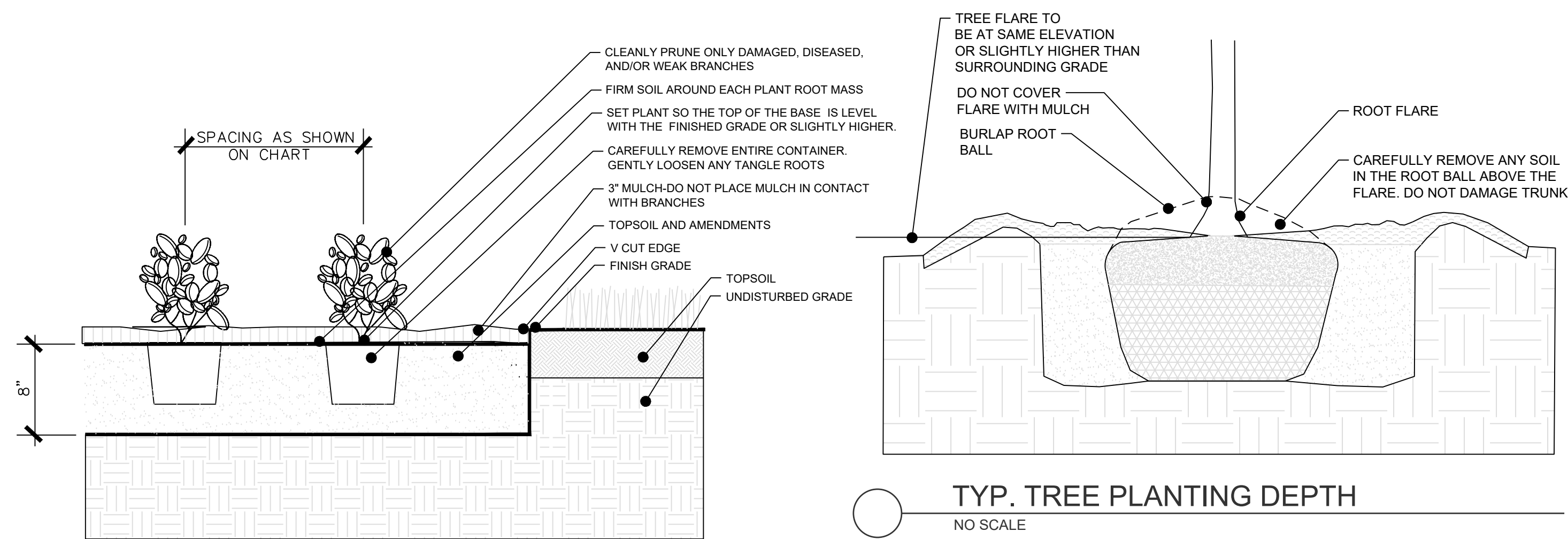
HERITAGE STREET LEE'S SUMMIT, MO

DRAWN BY:		REVISION DATE	DESCRIPTION
TRC	1	01/23/23	PER CITY COMMENTS
	2	03/24/2023	PER CITY COMMENTS
CHECKED BY:	3	04/28/2023	PER CITY COMMENTS
MAB	4		
	5		
DATE PREPARED:	6		
2/6/2023	7		
	8		
PROJ. NUMBER:	9		
22-102	10		

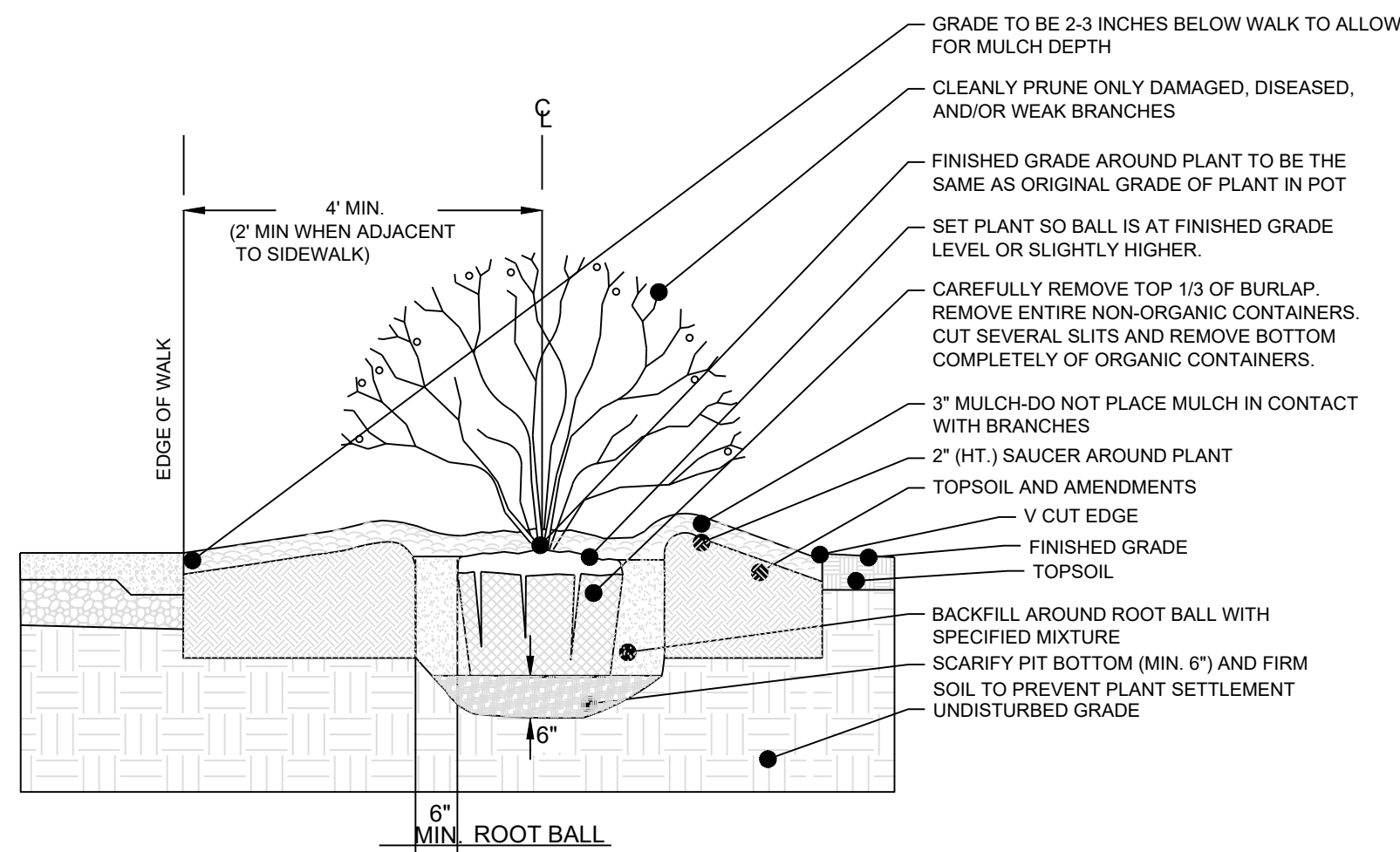
LANDSCAPE
DETAILS

SHEET

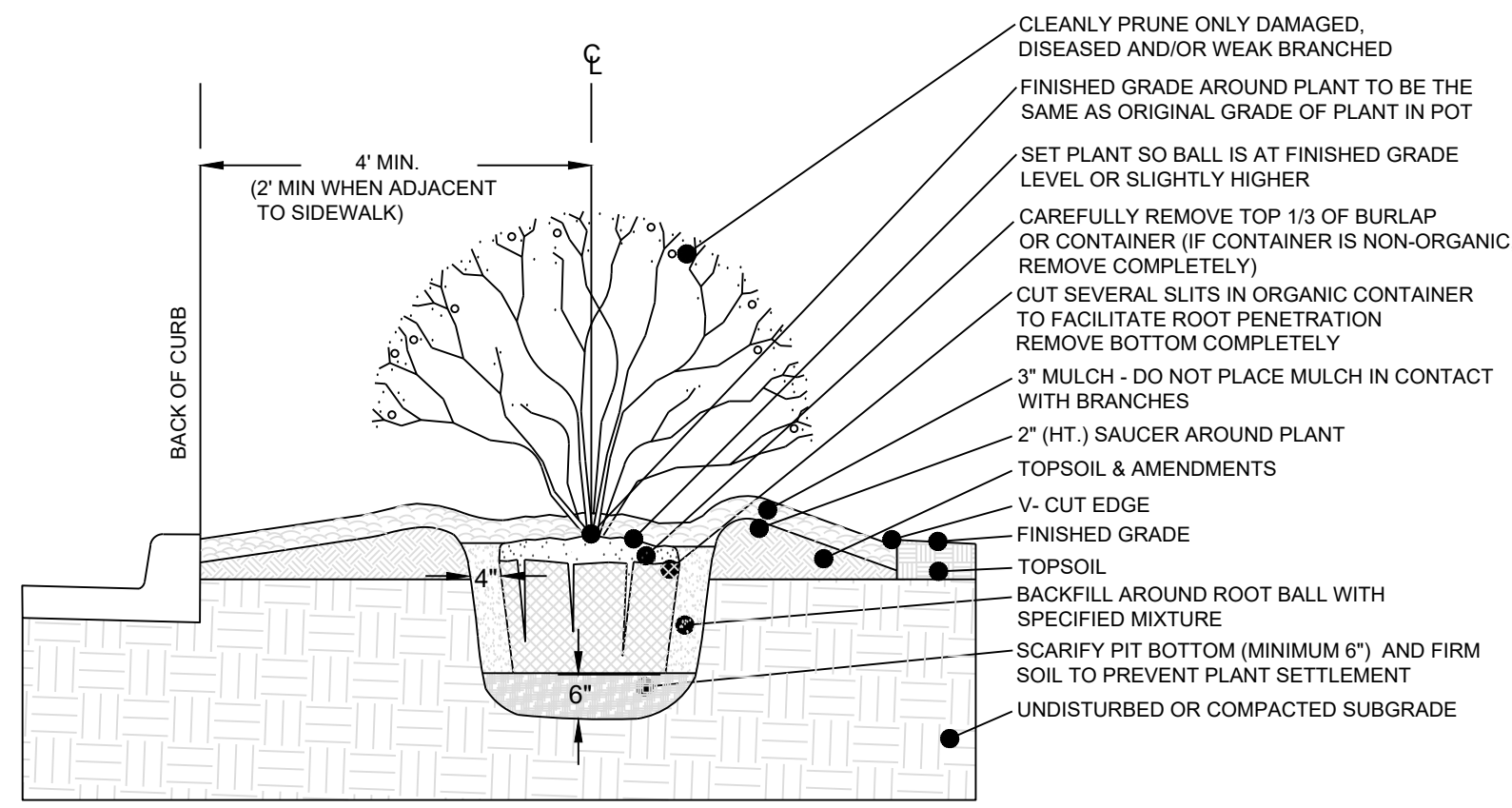
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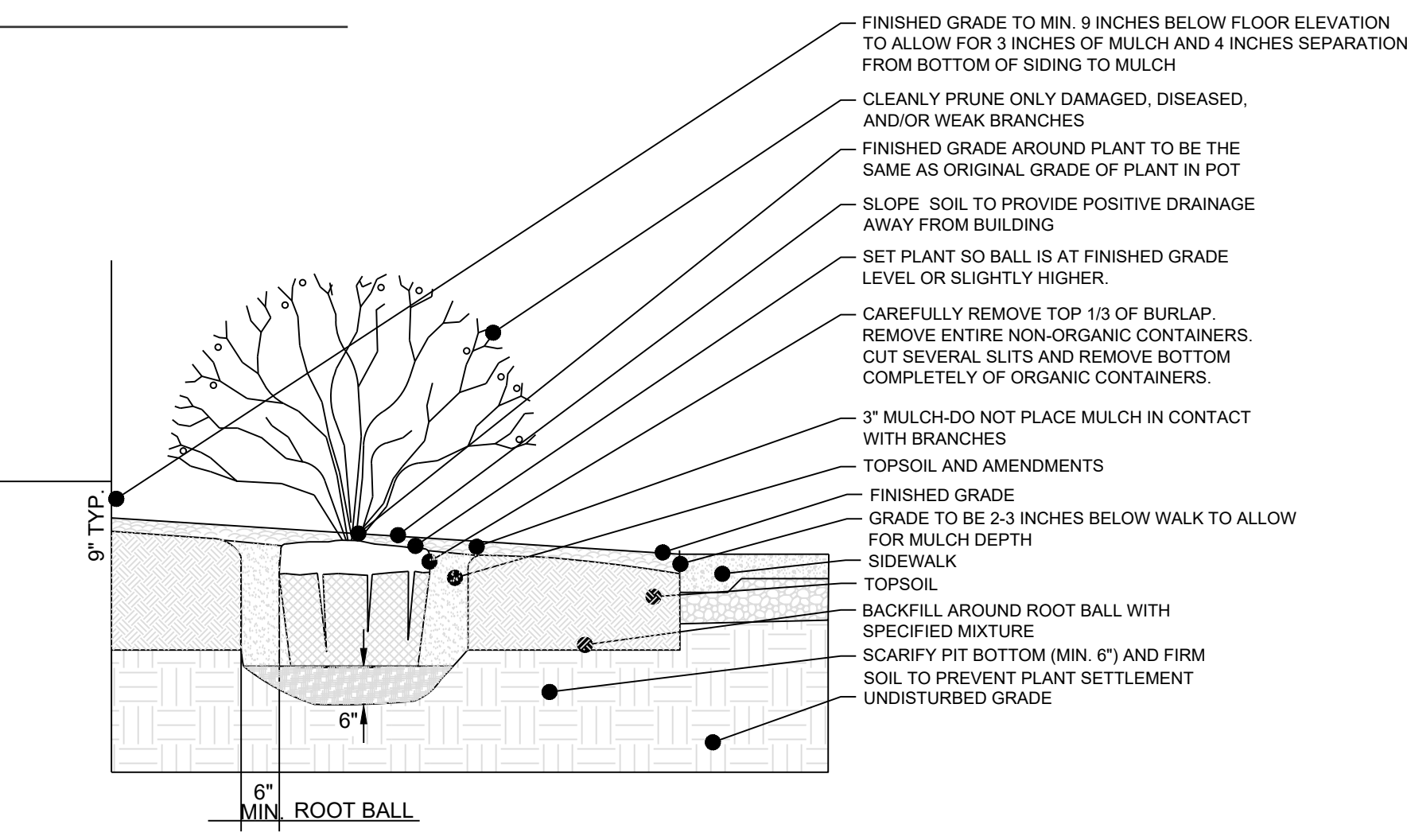
TYP. ANNUAL/PERENNIAL PLANTING



TYP. SHRUB PLANTING ADJACENT TO WALK



TYP. SHRUB PLANTING ADJACENT TO CURB



TYP. SHRUB PLANTING ADJACENT TO BUILDING