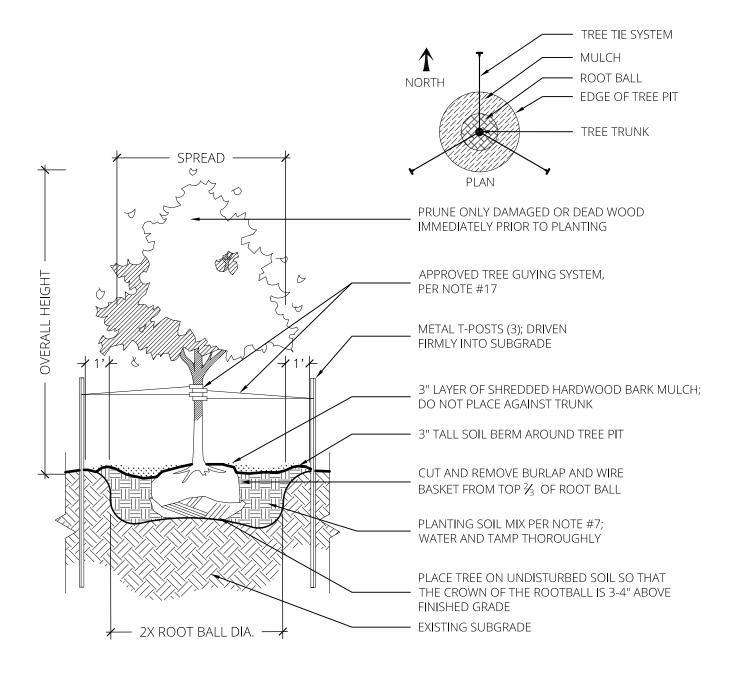
OVERALL LANDSCAPE PLAN

SCALE = 1" = 60'-0"







DECIDUOUS TREE PLANTING SCALE = 1/4" = 1'-0"

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ber 19, 2024 cad\24-029

PLOTTED ON:

BY: ERIN MARSHALL p:\24-029 discovery park

PLANT S	PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	
TREES	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	В&В	2.5"CAL	
	GD	10	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	B & B	2.5"CAL	
£ • 3	UP	9	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	В&В	2.5"CAL	
•	ZV	23	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5"CAL	
ORNAMENT	ΓAL TRE	<u>ES</u>				
••	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	В&В	1.5"CAL	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND C	OVERS TF	52,326 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD		

LANDSCAPE CODE SUMMARY

LANDSCAPING AND SCREEN	REQUIRED PLANTS	SHOWN PLANTS	
CODE OF ORDINANCES: DIV	ISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION		
SITE ZONED: R-1 & PMIX			
TOTAL PROPERTY: N/A			
STREET FRONTAGE TREES:			
SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE.		
	TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20 FEET LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.		
	TOTAL CIPET FRONTACE - 2 FOE LE		
	TOTAL STREET FRONTAGE = 2,585 LF (2,585 / 30 = 86.07)	87 TREES	87 TREES

OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT MISSOURI ONE CALL AT 8-1-1 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL
- 2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO
- 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER'S REPRESENTATIVE. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- 4. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- 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-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 6. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
- 7. ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- 8. CONTRACTOR SHALL EXCAVATE 24" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL SHRUB PLANTING BEDS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. CONTRACTOR SHALL EXCAVATE 6" MINIMUM BELOW THE PROPOSED SUBGRADE UNDER ALL TURF AREAS AND INSTALL THE SPECIFIED PLANTING SOIL MIX. REFER TO SPECIFICATIONS.
- 9. PROVIDE AND INSTALL A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND ALL TREES NOT OTHERWISE LOCATED WITHIN A SHRUB PLANTING BED. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR, AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
- 10. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PRODUCT TO BE ARBOR TIE MANUFACTURED BY DEEP ROOT PARTNERS, OR APPROVED EQUAL.
- 11. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURF GRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SODS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE
- 12. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- 13. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE.
- 14. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED FREE OF CHARGE TO THE OWNER.
- 15. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- 16. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR, OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

Landscape Architect



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OVERALL LANDSCAPE PLAN

LEGEND

SHEET MATCHLINE

PLANT SCHEDULE

SYMBOL	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	CONT	<u>CAL</u>
TREES					
	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5"CAL
	GD	10	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	В&В	2.5"CAL
£ • 33	UP	9	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	B & B	2.5"CAL
	ZV	23	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5"CAL
ORNAMEN	ITAL TRE	ES .			
	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	В & В	1.5"CAL
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	

52,326 SF TURF SOD / TURF-TYPE TALL FESCUE

Landscape Architect

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www.landworksstudio.com

WORKS www.landworksstudio.co

DISCOVERY CROSSIN AT DISCOVERY PARK

current submittal

CONSTRUCTION

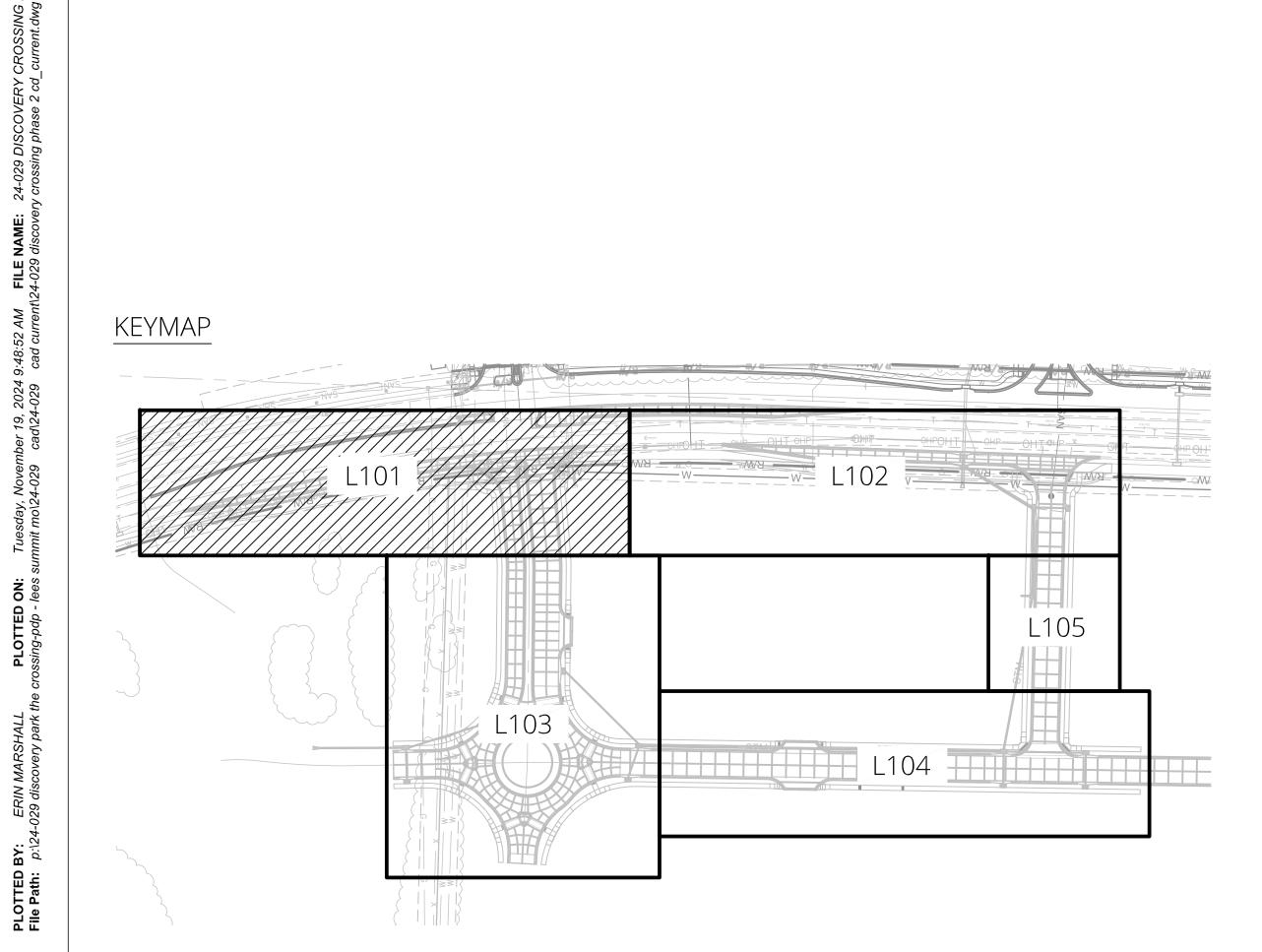
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LANDSCAPE PLAN

L101



PLOTTED ON: Tuesday, November 19, 2024 9:49:11 AM FILE NAME: 24-029 DISCOVERY CROSSING. ssing-pdp - lees summit mo\24-029 cad\24-029 cad current\24-029 discovery crossing phase 2 cd_current.dwg

PLOTTED BY: ERIN MARSHALL File Path: p:\24-029 discovery park the

KEYMAP

LEGEND

SHEET MATCHLINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5"CAL
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£ • 33	UP	9	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	В&В	2.5"CAL
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ORNAMEN	TAL TRE	<u>ES</u>			
••	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	B & B	1.5"CAL
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
GROUND (COVERS				
	TF	52,326 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD	

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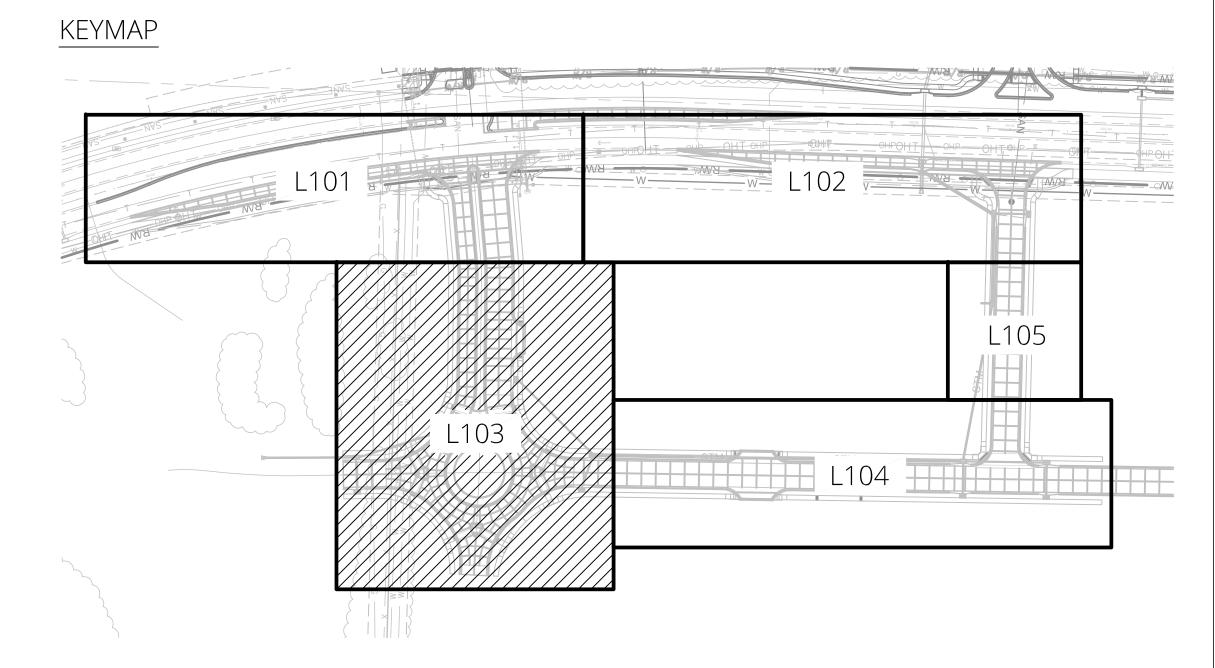
LANDSCAPE PLAN

L102

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

PLOTTED ON: Tuesday, November 19, 2024 9:49:30 AM **FILE NAME:** 24-029 DISCOVERY CROSSING crossing-pdp - lees summit mo\24-029 cad\24-029 cad current\24-029 discovery crossing phase 2 cd_current.dwg

PLOTTED BY: ERIN MARSHALL File Path: p:\24-029 discovery park the



LEGEND

SHEET MATCHLINE

PLANT SCHEDULE

SYMBOL	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5"CAL
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ORNAMEN	ITAL TRE	ES			
••	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	В&В	1.5"CAL
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
GROUND (COVERS TF	52,326 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD	

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DISCOVERY CROSSING AT DISCOVERY PARK

PROJECT # 24-029 D

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LANDSCAPE PLAN

L103

LEGEND

SHEET MATCHLINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	В&В	2.5"CAL
\bigcirc	GD	10	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'ESPRESSO'	В&В	2.5"CAL
£	UP	9	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	B & B	2.5"CAL
	ZV	23	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5"CAL
ORNAMEN	ITAL TRE	<u>ES</u>			
••	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	B & B	1.5"CAL

ORNAMENTA •• E		<u></u> 11	EASTERN REDBUD / CERCIS CANADENSIS	B & B
SYMBOL C	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	CONT

52,326 SF TURF SOD / TURF-TYPE TALL FESCUE SOD Landscape Architect

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DISCOVERY AT DISCOVE

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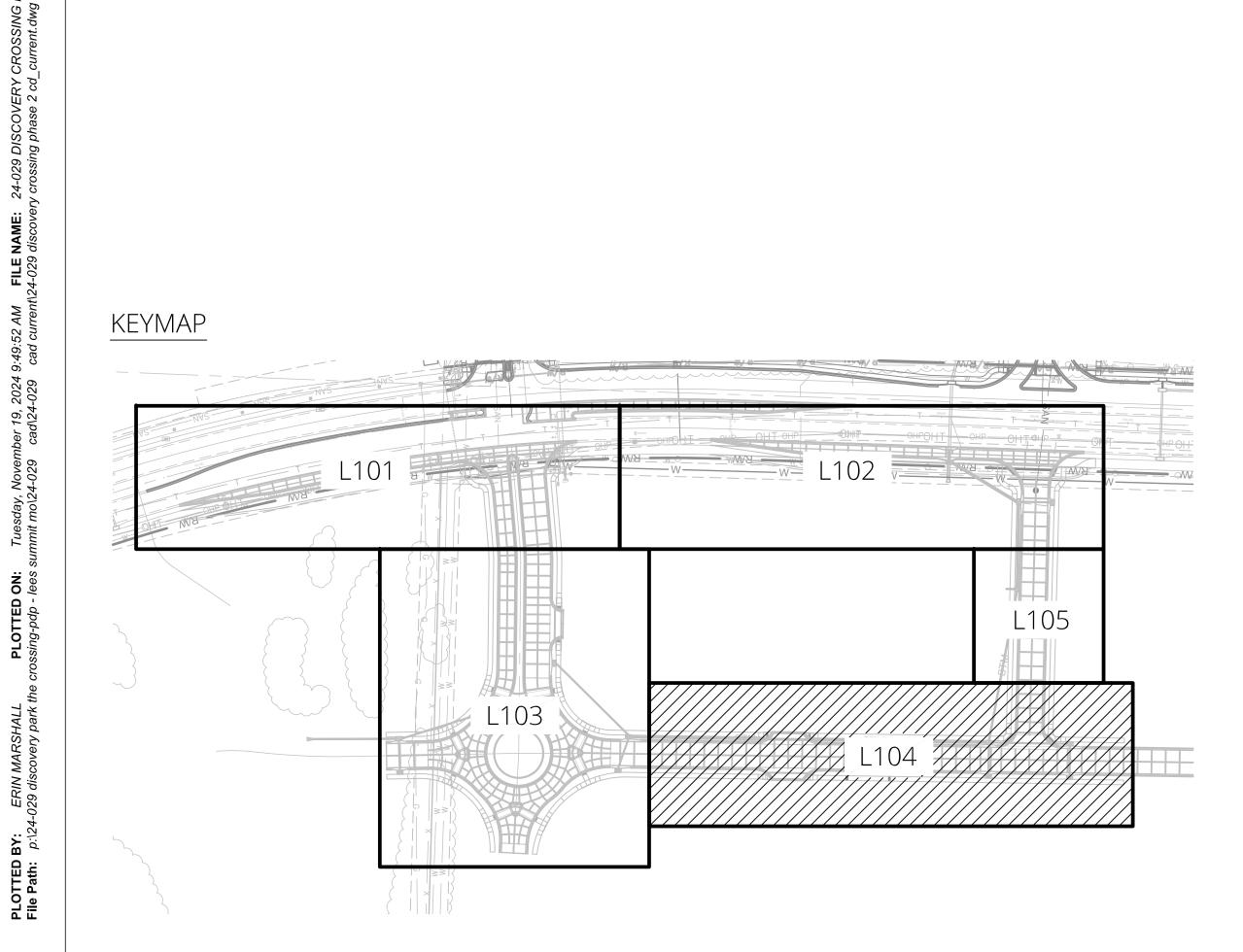
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LANDSCAPE PLAN



LEGEND

SHEET MATCHLINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL			
TREES								
	GT	34	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5"CAL			
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ORNAMENTAL TREES								
••	ER	11	EASTERN REDBUD / CERCIS CANADENSIS	В&В	1.5"CAL			
SYMBOL	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	CONT				
GROUND COVERS								
	TF	52,326 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD				



DISCOVERY CROSSING AT DISCOVERY PARK

PROJECT # 24-029 D

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