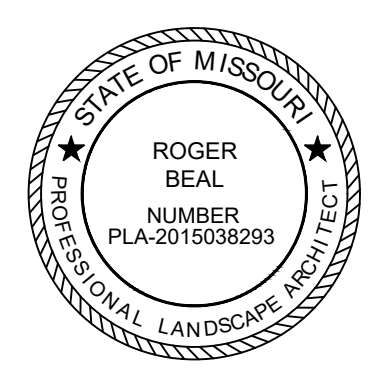


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NO.	DATE	REVISION
1	11.19.2025	PDP SUBMITTAL

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PROJECT NO.: 2025-03-04  
 DRAWN BY: REB  
 CHECKED BY: REB  
 DATE: XX.XX.2025

SHEET TITLE  
 LANDSCAPE PLAN  
 SHEET NO.  
 L1.0

### LANDSCAPE PLAN KEY NOTES

- EXISTING SHADE TREE. PROTECT.
- EXISTING EVERGREEN TREE, FULL TO GROUND. PROTECT.
- EXISTING ADJACENT DENSE EVERGREEN TREES SCREENING.
- EXISTING 6' HT. SCREENING FENCE.
- PROPOSED 6' HT. SCREENING FENCE. REFER TO DETAIL X ON SHEET CXX.X
- PROPOSED 5' WIDE GRAVEL AREA BETWEEN EXISTING CURB AND NEW SCREENING FENCE, DUE TO CAR OVERHANG.
- PROPOSED TREE PROTECTION FENCE. REFER TO DETAIL ON SHEET L-1.2

### LANDSCAPE CODE DATA

STREET FRONTAGE TREES:  
 ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE. SUCH TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK IF APPROVED AS PART OF THE LANDSCAPE PLAN. A MINIMUM 20-FOOT LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.

STREET FRONTAGE SHRUBS:  
 ONE (1) SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

NW CHIPMAN ROAD 299.26 LF (MINUS DRIVES) 230.63 / 30 = 7.68 or 8 TREES REQUIRED 8 TREES AS PROPOSED  
 299.26 LF (MINUS DRIVES) 230.63 / 20 = 11.53 or 12 SHRUBS REQUIRED 12 SHRUBS AS PROPOSED

OPEN YARD TREES:  
 IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE (1) TREE FOR EVERY 5,000 SQUARE FEET OF TOTAL LANDSCAPED OPEN SPACE.  
 21,836.35 SF / 5000 SF = 4.36 OR 5 OPEN YARD TREES REQUIRED 5 OPEN YARD TREES AS PROPOSED

OPEN YARD SHRUBS:  
 THE MINIMUM OF 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA,  
 21,836.35 SF / 5000 SF = 4.36 X 2 = 8.73 OR 9 OPEN YARD SHRUBS REQUIRED 10 OPEN YARD SHRUBS AS PROPOSED AS COUNTED WITH BUFFERYARD SHRUBS

PARKING LOT LANDSCAPE ISLANDS  
 LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS.  
 30,370 SF @ 5% = 1,518.50 SF REQUIRED 2,029.26 SF AS PROPOSED

PARKING LOT SCREENING:  
 BUFFERYARD BETWEEN DEVELOPMENTS OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY. BUFFERS REQUIRED ALONG ANY SIDE LOT LINE OR REAR LOT LINE SHALL BE NO LESS THAN 20 FEET.  
 AS SHOWN: 20' WIDE BUFFERYARD AS PROPOSED

BUFFER/SCREEN REQUIREMENTS:  
 BUFFERYARD BETWEEN DEVELOPMENTS OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY. BUFFERS REQUIRED ALONG ANY SIDE LOT LINE OR REAR LOT LINE SHALL BE NO LESS THAN 20 FEET.  
 AS SHOWN: 20' WIDE BUFFERYARD AS PROPOSED

REQUIRED HIGH IMPACT SCREENING:  
 A 100 PERCENT OPAQUE SCREEN BETWEEN LAND USES, WITHIN THE 20-FOOT BUFFER YARD: (1) A SIX-FOOT HIGH MASONRY WALL, OPAQUE VINYL FENCE, OR THREE-FOOT HIGH BERM, (2) AND LOW IMPACT SCREENING AS SHOWN: 6' OPAQUE VINYL FENCE (EXISTING OR PROPOSED)

LOW IMPACT PLANT MATERIALS REQUIRED:  
 SCREEN TYPE B USED  
 SHADE TREES 17,000 SQ. FT.  
 ORNAMENTAL TREES 1/500 SQ. FT.  
 EVERGREEN TREES 1/500 SQ. FT.  
 SHRUBS 1/500 SQ. FT.

EAST BUFFER YARD 3,968.84 SF  
 SHADE TREES 3.96 or 4 TREES REQUIRED 4 TREES AS PROPOSED  
 ORNAMENTAL TREES 7.94 or 8 TREES REQUIRED 8 TREES AS PROPOSED  
 EVERGREEN TREES 7.94 or 8 TREES REQUIRED 8 TREES AS PROPOSED  
 SHRUBS 7.94 or 8 SHRUBS REQUIRED 8 SHRUBS AS PROPOSED

WEST BUFFER YARD 3,316 SF  
 SHADE TREES 3.32 or 4 TREES REQUIRED 4 TREES AS PROPOSED  
 ORNAMENTAL TREES 6.63 or 7 TREES REQUIRED 7 TREES AS PROPOSED  
 EVERGREEN TREES 6.63 or 7 TREES REQUIRED 7 TREES AS PROPOSED

SOUTH BUFFER YARD 5,967.67 SF  
 SHADE TREES 5.97 or 6 TREES REQUIRED 6 TREES AS PROPOSED  
 ORNAMENTAL TREES 11.93 or 12 TREES REQUIRED 12 TREES AS PROPOSED  
 EVERGREEN TREES 11.93 or 12 TREES REQUIRED 12 TREES AS PROPOSED

SHRUBS 11.93 or 12 SHRUBS REQUIRED 13 SHRUBS AS PROPOSED

EXISTING EVERGREEN TREE  
 6 PROPOSED EVERGREEN TREES  
 7 EVERGREEN TREES AS SHOWN

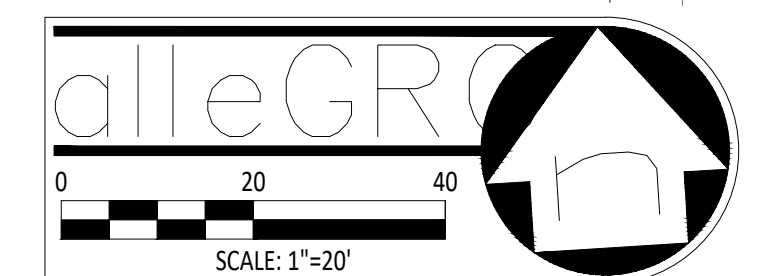
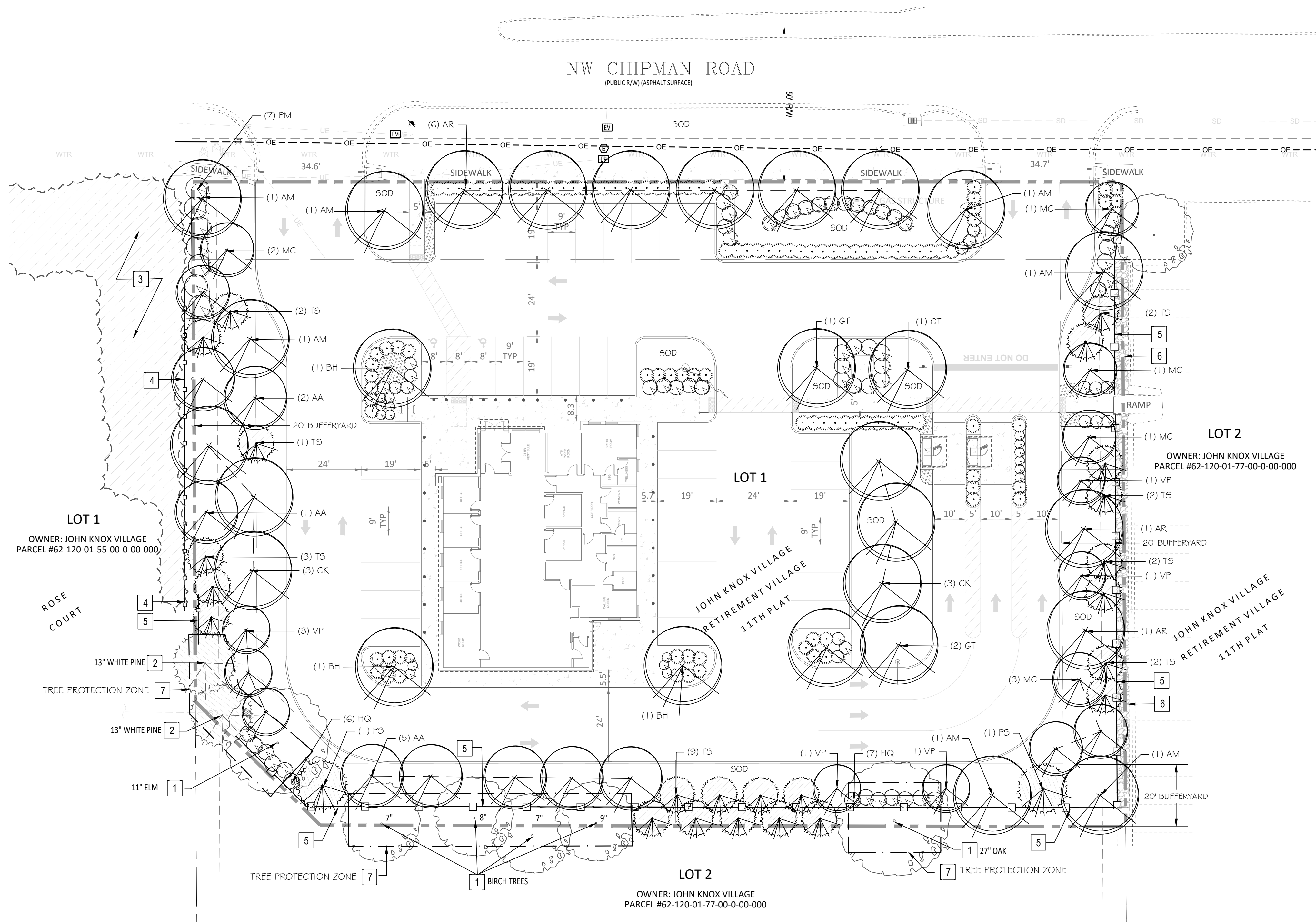
5 EXISTING SHADE TREES  
 1 PROPOSED SHADE TREES  
 6 SHADE TREES AS SHOWN

12 TREES AS PROPOSED

1 EXISTING EVERGREEN TREE  
 11 PROPOSED EVERGREEN TREES  
 12 EVERGREEN TREES AS SHOWN

13 SHRUBS AS PROPOSED

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NOTE:  
 REFER TO SHEET L1.1 FOR SHRUBS AND PERENNIALS DESIGNATIONS.  
 REFER TO SHEET L1.2 FOR LANDSCAPE REQUIREMENTS AND INSTALLATION DETAILS

### PLANT MATERIALS LIST - THIS SHEET ONLY

KEY	QTY	SHADE TREES	MIN. INSTALLED SIZE	MATURE HT./SPRD.
AR	8	RED MAPLE - <i>Acer rubrum</i> "October Glory"	2-1/2" cal. B/B	45/ 35'
AM	7	SUGAR MAPLE - <i>Acer saccharum</i> "Flax Mill"	2-1/2" cal. B/B	60/ 45'
BH	3	DURA HEAT RIVER BIRCH - <i>Betula nigra</i> "BNMTF"	2-1/2" cal. B/B Single Stem	40/ 30'
CK	6	YELLOWWOOD - <i>Cladrasia kentukea</i> *	2-1/2" cal. B/B	45/ 50'
GT	4	SKYLINE LOCUST - <i>Gleditsia tnacanthos</i> * var. <i>inermis</i> "Skyline"	2-1/2" cal. B/B	45/ 30'
ORNAMENTAL TREES				
AA	8	SERVICEBERRY - <i>Amelanchier arborea</i> *	1-1/2" cal. B/B Single Stem	18/ 18'
MC	8	CARDINAL CRABAPPLE - <i>Malus Cardinal</i> *	1-1/2" cal. B/B	15/ 15'
VP	7	BLACKHAW VIBURNUM - <i>Viburnum prunifolium</i> *	8' ht. B/B	15/ 15'
EVERGREEN TREES				
PS	2	WHITE PINE - <i>Pinus strobus</i> *	8' ht. B/B	60/ 30'
TS	21	GREEN GIANT ARBORVITAE - <i>Thuja standishi x plicata</i> "Green Giant"	8' ht. B/B	50/ 18'
BUFFERYARD SHRUBS**				
HQ	13	RUBY SLIPPERS HYDRANGEA - <i>Hydrangea quercifolia</i> "Ruby Slippers"	# 3 cont.	3/ 4'
PM	7	DIABOLO NINEBARK - <i>Physocarpus opulifolius</i> "Monlo"	# 5 cont.	8/ 8'

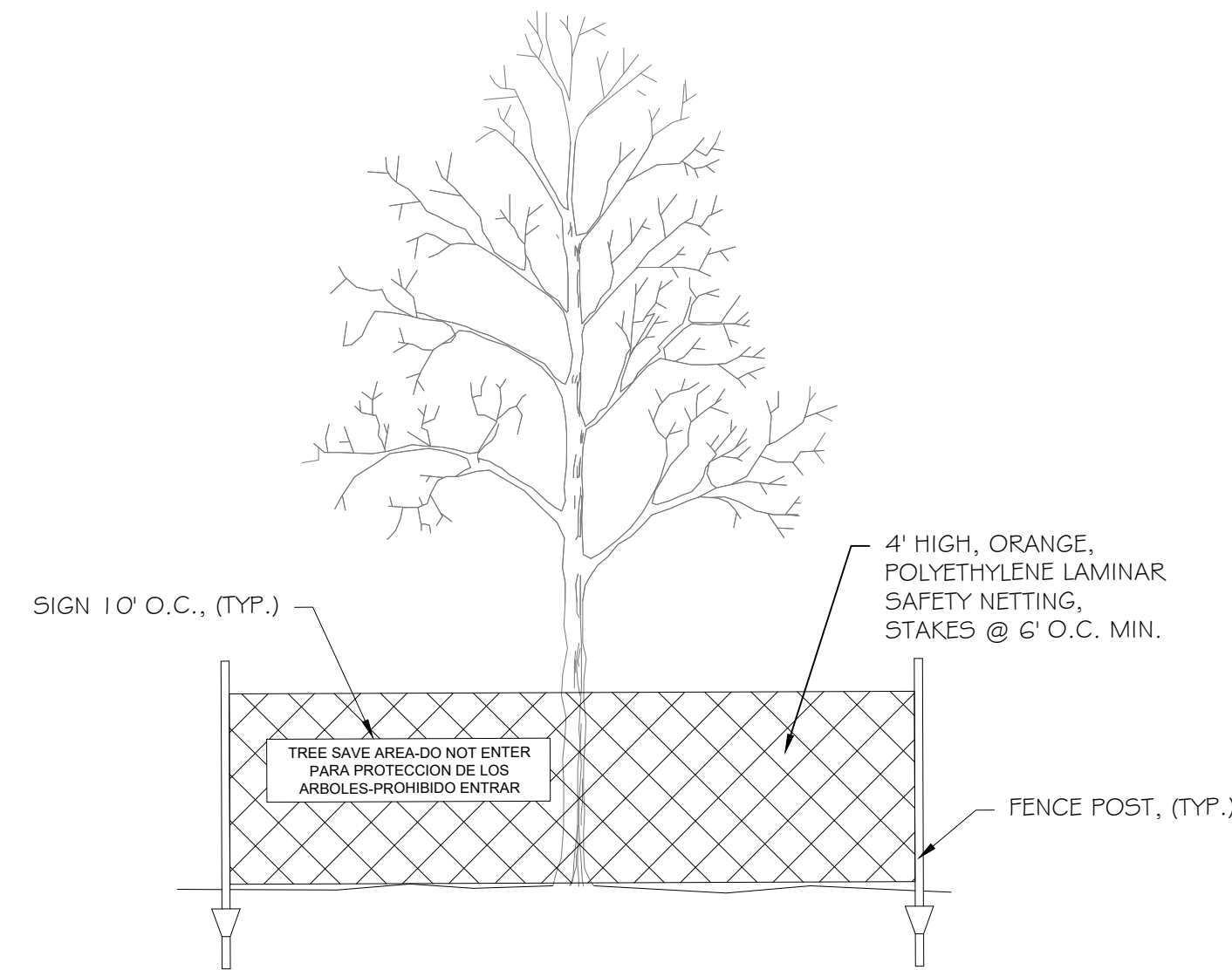
\* DENOTES MISSOURI NATIVE PLANT  
 \*\* REFER TO DETAILED LANDSCAPE PLAN SHEET L-1.1 FOR REMAINING BUFFER YARD SHRUBS



### ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT FOR THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE HORIZONTAL AND VERTICAL LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



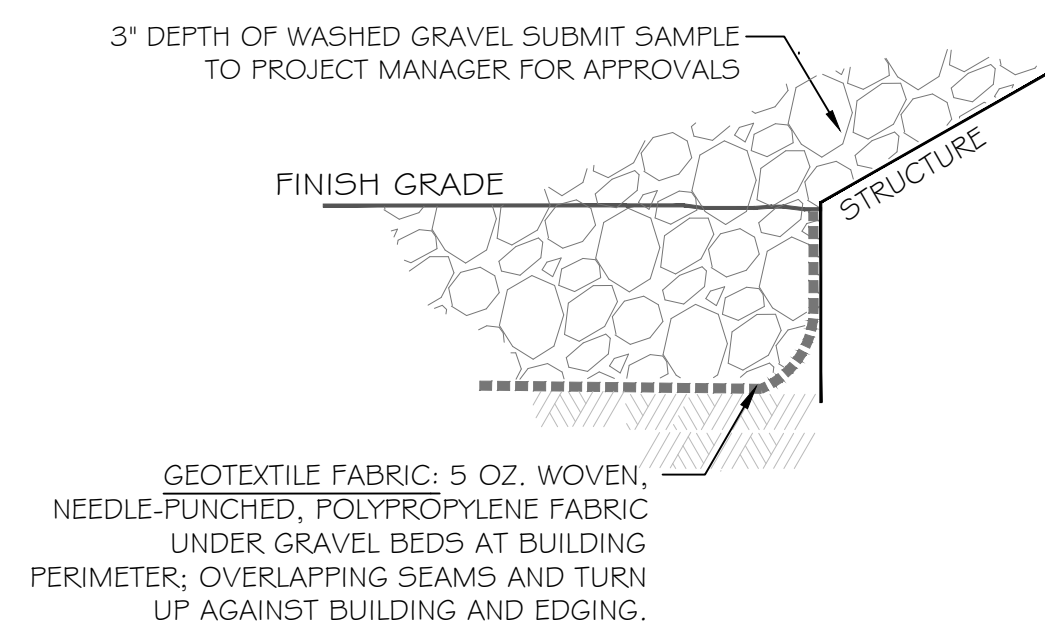


**TREE PROTECTION FENCE DETAIL**

NTS

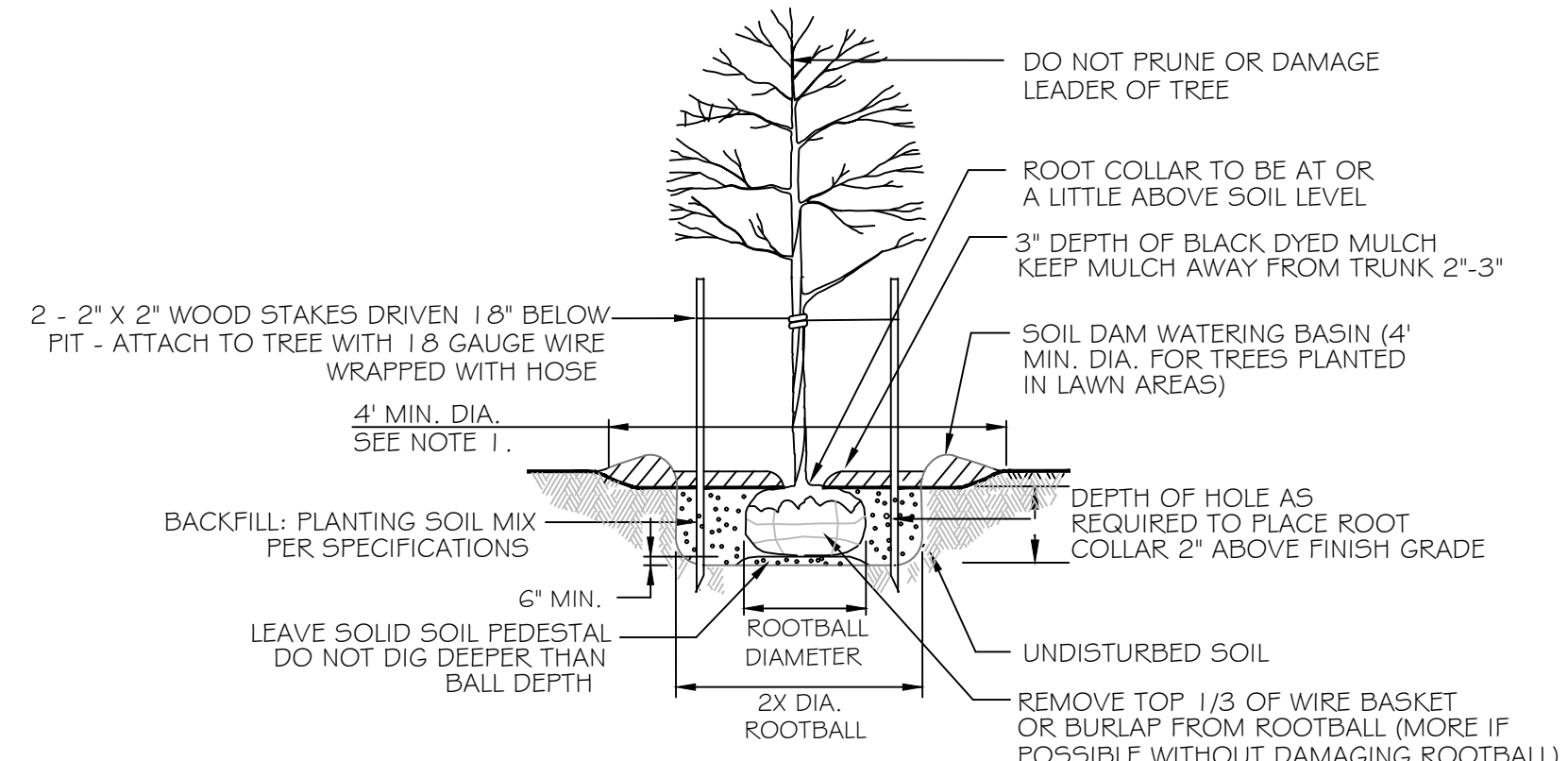
**TREE PROTECTION NOTES**

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



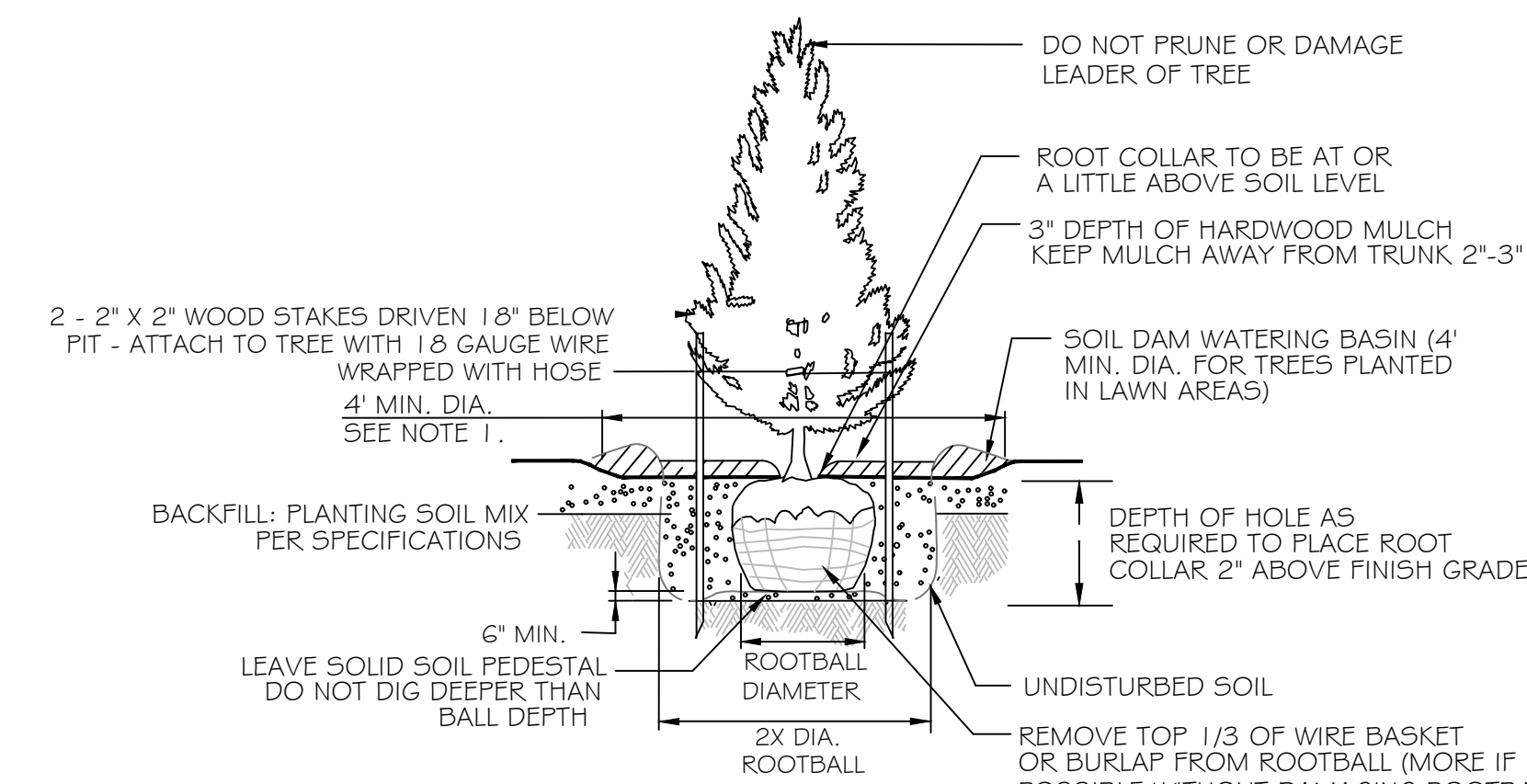
**GRAVEL INSTALLATION**

NTS



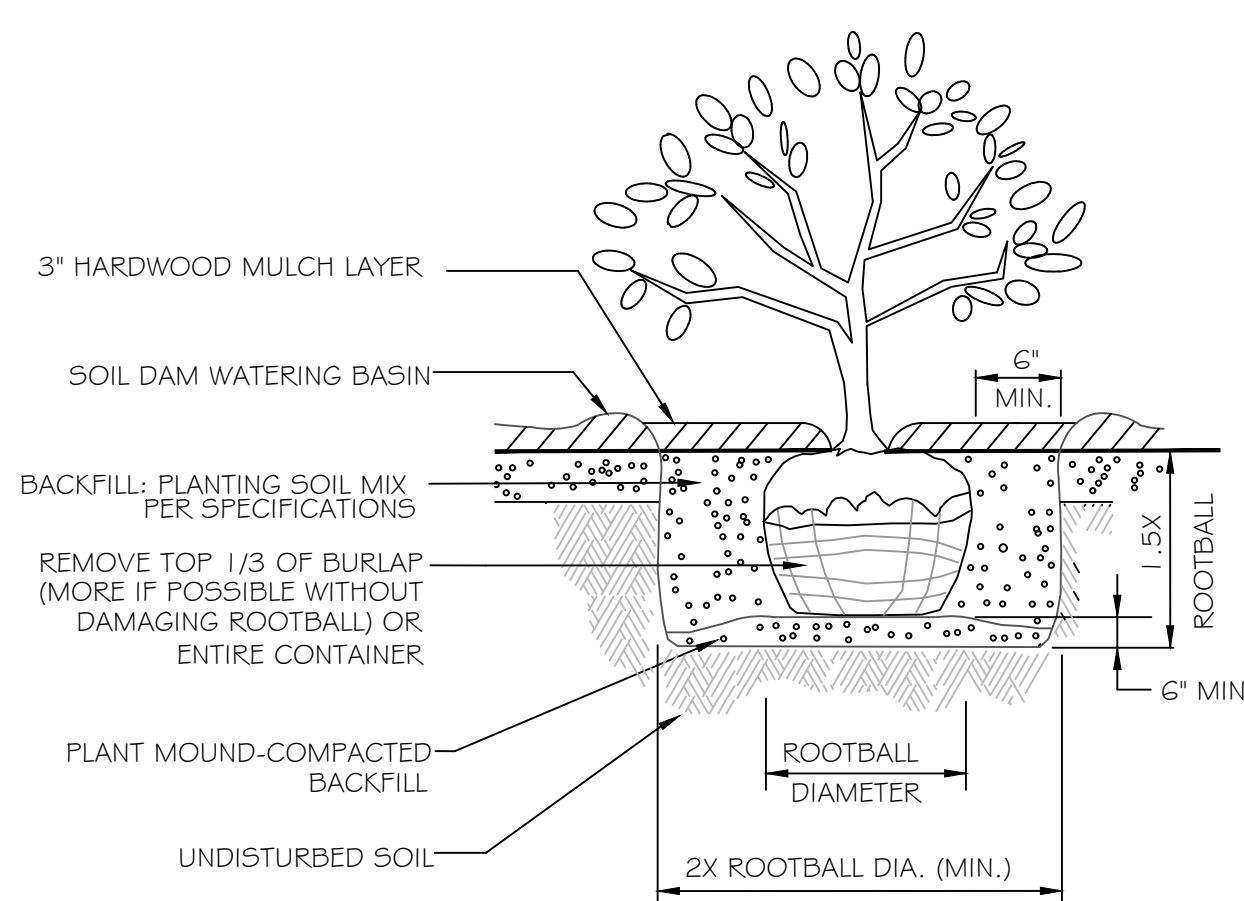
**TREE PLANTING DETAIL**

NTS



**EVERGREEN TREE PLANTING DETAIL**

NTS



**SHRUB PLANTING DETAIL**

NTS

**GENERAL LANDSCAPE REQUIREMENTS:**

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
- TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
- BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL BE OF UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
- A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL.
  - ROCKHOUND ALL AREAS TO LOOSEN SOIL TO A DEPTH OF 6" AND REMOVE ROCKS AND WEEDS. AFTER TOPSOIL HAS BEEN SPREAD, ROCKHOUND AGAIN TO REMOVE ALL STONES AND LUMPS.
- MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH AND PERENNIAL BEDS WITH 2" DEPTH OF HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH MIN. 1/2" BELOW TOP OF CURB & ADJACENT PAVED SURFACES.
- SOD ALL DISTURBED LAWN AREAS WITHIN PROJECT LIMITS AS NOTED ON DRAWINGS. REFER TO CIVIL DRAWINGS FOR REQUIREMENTS AND EXTENT OF WORK AND VERIFY EXTENT WITH ARCHITECT'S REPRESENTATIVE.
  - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A MIN. OF 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE AT END OF MAINTENANCE PERIOD. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

**DESIGN-BUILD IRRIGATION REQUIREMENTS:**

- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING EXISTING IRRIGATION SYSTEM & SHALL MODIFY, REPAIR OR INSTALL NEW IRRIGATION EQUIPMENT TO MATCH THE EXISTING IRRIGATION EQUIPMENT.
- THE IRRIGATION CONTRACTOR SHALL DESIGN, FURNISH AND INSTALL AN UNDERGROUND IRRIGATION SYSTEM INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR A COMPLETE AND OPERABLE SYSTEM. SHRUB BEDS AND LAWN AREAS MUST BE ON SEPARATE ZONES PROVIDING A MINIMUM OF 95% COVERAGE. VERIFY EXTENT OF IRRIGATION WITH PROJECT MANAGER.
- IRRIGATION CONTRACTOR SHALL VERIFY CONTROLLER LOCATIONS WITH PROJECT MANAGER.
- THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR THE EXCAVATION AND BACK FILL FOR THE SYSTEM INSTALLATION, INCLUDING ANY SETTLING THAT MAY OCCUR.
- THE IRRIGATION CONTRACTOR SHALL FURNISH AN AS-BUILT DRAWING TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- RELATED WORK BY OTHERS: THE FOLLOWING ITEMS ARE TO BE FURNISHED AND INSTALLED BY OTHERS. VERIFY WITH THE GENERAL CONTRACTOR.
  - ELECTRICAL STUB OUT FOR CONTROLLER BY ELECTRICAL CONTRACTOR.
  - WATER TAP AND STUB OUT BY PLUMBING CONTRACTOR.
  - IRRIGATION CONTRACTOR TO DETERMINE LOCATIONS FOR PROPOSED SLEEVES UNDER PAVEMENTS. SLEEVES SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

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SHEET TITLE  
**LANDSCAPE REQUIREMENTS & INSTALLATION DETAILS**

SHEET NO.  
**L1.2**