

**1 OVERALL LANDSCAPE PLAN**  
1" = 30'-0"

PERMALOC 3/16" X 5.5" CLEANLINE EDGING, TYP. AT ALL ROCK LANDSCAPE BEDS ADJACENT TO TURF, ROCK AREAS, OR GRANITE SCREENWINGS. COLOR: BLACK DURAFLEX

- LANDSCAPE PLAN NOTES:**
- EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
  - PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
  - CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
  - NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF OVERLAND PARK, KS & THE OWNER'S REPRESENTATIVE.
  - ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION—TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
  - ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
  - ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
  - ROCK MULCH SHALL BE 3"-5" BLACK MEXICAN BEACH PEBBLES FROM STRUGIS OUTDOORS OR APPROVED EQUAL. PLACE OVER FIN WEEB BARRIER FABRIC TO 8" IN DEPTH. ELEVATION OF TOP OF ROCK SHALL BE 1/4" BELOW ANY ADJACENT PAVEMENT.
  - TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, FLAME AND TALL. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
  - CONTRACTOR SHALL THOROUGHLY WATER—IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION. PROVIDE HOURLY RATE TO WATER THE SITE, IF IRRIGATION NOT INSTALLED OR NOT WORKING.
  - ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD (NATURE'S CARPET - L.C. BRIGGS TURF FARM, CAPEN BRIGGS 816.547.6214 OR EQUAL).
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL AREAS OF SOD, ROCK & MULCH AND THE AMOUNTS OF EACH NEEDED FOR OPTIMUM COVERAGE.
  - NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
  - ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
  - THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF LEE'S SUMMIT, MO UNIFIED DEVELOPMENT ORDINANCE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF LEE'S SUMMIT, MO TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

**2 LANDSCAPE NOTES**  
NTS

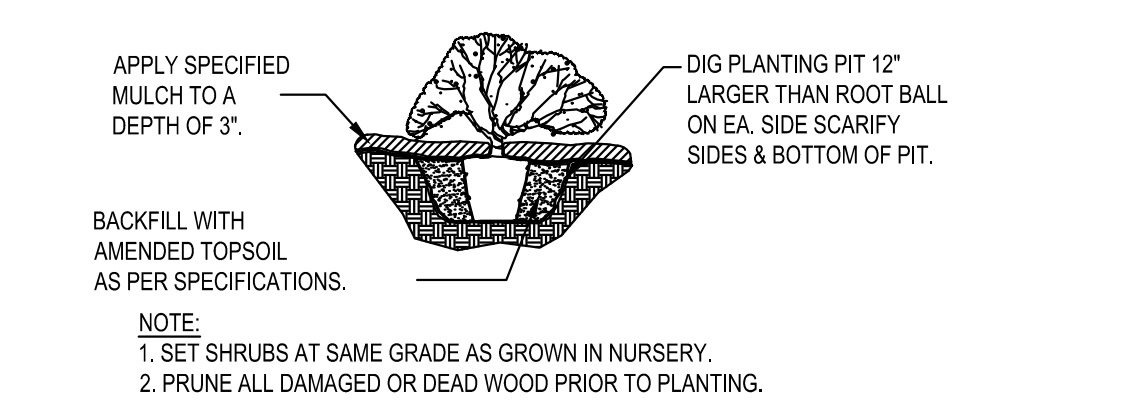
**LANDSCAPE REQUIREMENTS**  
PER THE LEE'S SUMMIT UDO -ARTICLE 14:

STREET FRONTAGE	LENGTH	REQUIRED	PROVIDED
NE INDEPENDENCE AVE.	781 LF	ONE TREE PER 30 LF FRONTAGE (26 TREES) ONE SHRUB PER 20 LF FRONTAGE (39 SHRUBS)	26 NEW TREES 39 NEW SHRUBS
NE JONES INDUSTRIAL DR.	340 LF	ONE TREE PER 30 LF FRONTAGE (11 TREES) ONE SHRUB PER 20 LF FRONTAGE (17 SHRUBS)	11 NEW TREES 17 NEW SHRUBS
NE MCBAIN DR.	781 LF	ONE TREE PER 30 LF FRONTAGE (26 TREES) ONE SHRUB PER 20 LF FRONTAGE (39 SHRUBS)	26 NEW TREES 39 NEW SHRUBS

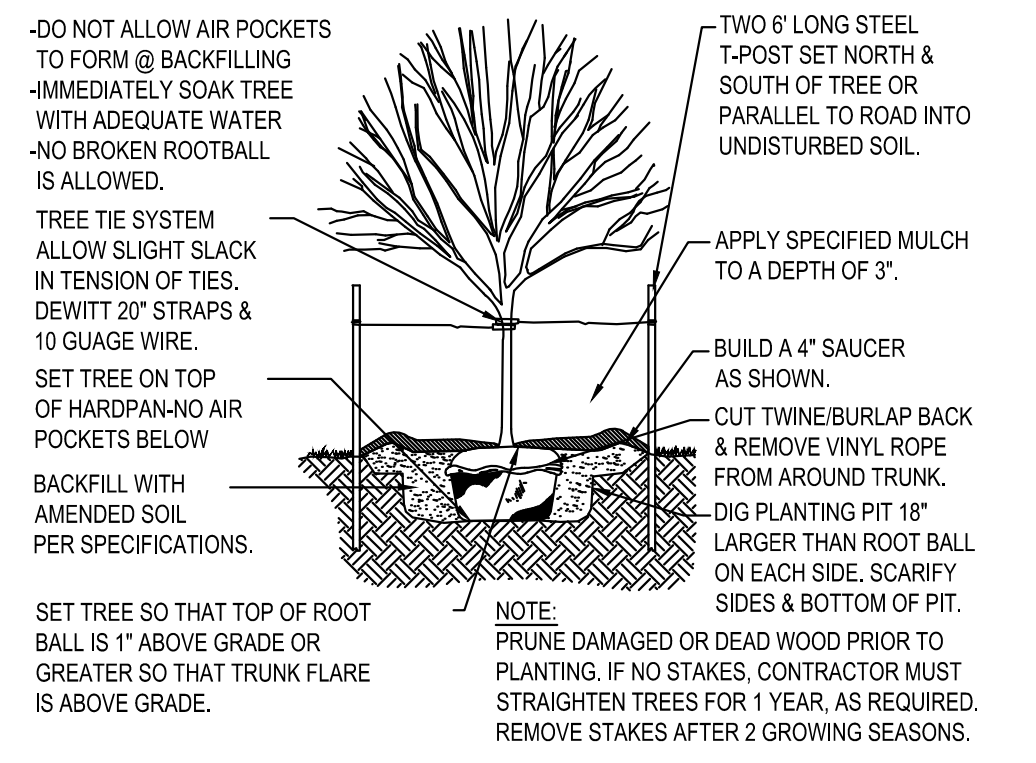
**OPEN SPACE AREA:**  
1 TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES  
223,374 SF OPEN SPACE AREA = 45 TREES REQUIRED/50 TREES PROVIDED

**2 SHRUBS PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES**  
223,374 SF OPEN SPACE AREA = 89 SHRUBS REQUIRED/128 SHRUBS PROVIDED

**PARKING LOT ISLANDS:**  
5% OF TOTAL PARKING AREA TO BE LANDSCAPE ISLANDS (123,305 TOTAL SF PARKING AREA)  
6,165 REQUIRED SF LANDSCAPE ISLANDS/6,414 PROVIDED SF LANDSCAPE ISLANDS



**3 SHRUB & PERENNIAL PLANTING DETAIL**  
NTS

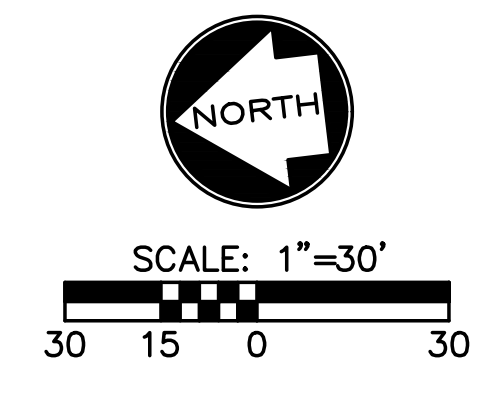


**4 EVERGREEN TREE PLANTING DETAIL**  
NTS

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AS	31	Acer myrabei 'State Street' / Miyabei Maple	B & B		3' Cal
	AG	17	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B		8' Ht.
	CF	8	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B & B		3' Cal
	GA	14	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo	B & B		3' Cal
	MP	7	Malus x 'Prairifire' / Prairifire Crab Apple	B & B		3' Cal
	PF	7	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		8' Ht.
	QB	29	Quercus bicolor / Swamp White Oak	B & B		3' Cal
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	BS	194	Buxus microphylla 'Sprinter' / Sprinter Boxwood	5 gal		
	CO	28	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal		
	CA	93	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal		
	JF	74	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		
	JG	89	Juniperus procumbens 'Green Mound' / Green Mound Juniper	5 gal		
	R3	15	Rosa x 'Novarosp' / Popcorn Drift Rose	3 gal		
	SH	30	Sporobolus heterolepis / Prairie Dropseed	1 gal		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	
	A1	48	Annual Bed / Annual Beds	4" pot	10" o.c.	
	DD	921 sf	Decorative Rock / Decorative Rock	Ton		
	FS	79,791 sf	Fescue Sod / Drought-Tolerant Fescue Sod	sy rolls		
	RG	125	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal.	48" o.c.	

**6 PLANT SCHEDULE**  
NTS



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Proposed New Core & Shell Building For:  
**Lee's Summit Surgical**  
Lee's Summit, Missouri

Date	9/22/17
Job Number	170534-010
Drawn By	GMP
Checked By	GMP

Revisions	Number	Date	Description