



NSPJ
ARCHITECTS^{PA}
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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A NEW DEVELOPMENT FOR:
THE RESIDENCES AT ECHELON
 MO-291 & MO-150
 LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

- 08.05.2016 - PRELIM. DEVEL. PLAN.
- 09.06.2016 - REVISED PDP
- 02.03.2017 - FDP SUBMITTAL
- 02.13.2017 - PERMIT SUBMITTAL
- 04.17.2017 - FDP ReSUBMITTAL
- 04.20.2017 - PERMIT ReSUBMITTAL
- 07.10.2017 - CONTRACT SET

REVISIONS

- 03.07.2017 - ADDENDUM #2
- 03.10.2017 - ADDENDUM #3

DATE
February 13, 2017
JOB NO.
575316
DRAWN BY:

SHEET NO.
SP1.00

G:\575316-Kenbridge Crossing - SUMMIT HOMES\01-Current Drawings\5753-ALDR-SP100-Site.dwg, 8/1/2017 6:02:00 PM, Tauschild, © NSPJ Architects

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
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- B. ALL TREES SHALL BE A MINIMUM OF 4' FROM PAVING EDGE.
- C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
- D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
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10. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
11. ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

PRELIMINARY PLANT LIST

	Common Name	Botanical Name	Size	Notes
Shade Trees				
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	3" Cal.	B&B
GRT	Golden Raintree	Koelreutaria paniculata	3" Cal.	B&B
LPT	Exclamation London Plane Tree	Platanus x acerifolia 'Morton Thornhill'	3" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	3" Cal.	B&B
ROK	Red Oak	Quercus rubra	3" Cal.	B&B
YWD	America Yellowwood	Cladrastis kentuckea	3" Cal.	B&B
ZEL	Green Vase Zelkova	Zelkova serrata 'Green Vase'	3" Cal.	B&B
Evergreen Trees				
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	8' Ht.	B&B
NWS	Norway Spruce	Picea abies	8' Ht.	B&B
WSS	Welspire Spruce	Picea mariana 'Wellspire'	8' Ht.	B&B
Ornamental Trees				
FRG	Fringe Tree	Chionanthus virginicus	Multi-Stem	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	3" Cal.	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	3" Cal.	B&B
RRC	Royal Raindrops Crabapple	Malus 'JFS-KW5'	3" Cal.	B&B
RVB	River Birch	Betula Nigra	Multi-Stem	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	3" Cal.	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	3" Cal.	B&B

LANDSCAPE REQUIREMENTS

SECTION 14.090. LANDSCAPING - MINIMUM REQUIREMENTS

A. STREET FRONTAGE:

1. 1 TREE PER 30 LF OF STREET FRONTAGE.

REQUIRED:	PROVIDED:
SW CHEDDINGTON DR. = +/- 684 LF/ 30 LF = 23 TREES	23 TREES MIN.
SW HOLLYWOOD DR. = +/- 649 LF/ 30 LF =	22 TREES
	22 TREES MIN.

2. ACKNOWLEDGED
3. 1 SHRUB PER 20 LF OF STREET FRONTAGE.

REQUIRED:	PROVIDED:
SW CHEDDINGTON DR. = +/- 684 LF/ 20 LF	34 SHRUBS
SW HOLLYWOOD DR. = +/- 649 LF/ 20 LF =	32 SHRUBS
	32 SHRUBS MIN.

B. OPEN YARD AREAS:

- TOTAL LOT AREA = +/-548,209 SF, TOTAL BUILDING FOOTPRINT (INLC. DET. GARAGES & CAR RINSE) = +/- 130,916 SF
1. 2 SHRUBS PER 5,000 SF OF LOT AREA, EXCLUDING BUILDING FOOTPRINT
- 548,209SF - 130,916 SF = +/- 417,293 SF / 5,000 SF = 84 x 2 = 168 SHRUBS
2. ACKNOWLEDGED
3. 1 TREE PER 5,000 SF OF LOT AREA, EXCLUDING BUILDING FOOTPRINT
- 548,209SF - 130,916 SF = +/- 417,293 SF / 5,000 SF = 84 x 1 = 84 TREES

C. TRASH STORAGE CONTAINERS: ACKNOWLEDGED

SECTION 14.100. LANDSCAPE STRIPS ALONG STREET FRONTAGE: ACKNOWLEDGED

SECTION 14.110. PARKING LOT LANDSCAPING AND TREES:

- A. ACKNOWLEDGED
- B. ACKNOWLEDGED
- C. ACKNOWLEDGED
- D. ACKNOWLEDGED

SECTION 14.120. SCREENING, PARKING LOT (AMEND. #3)

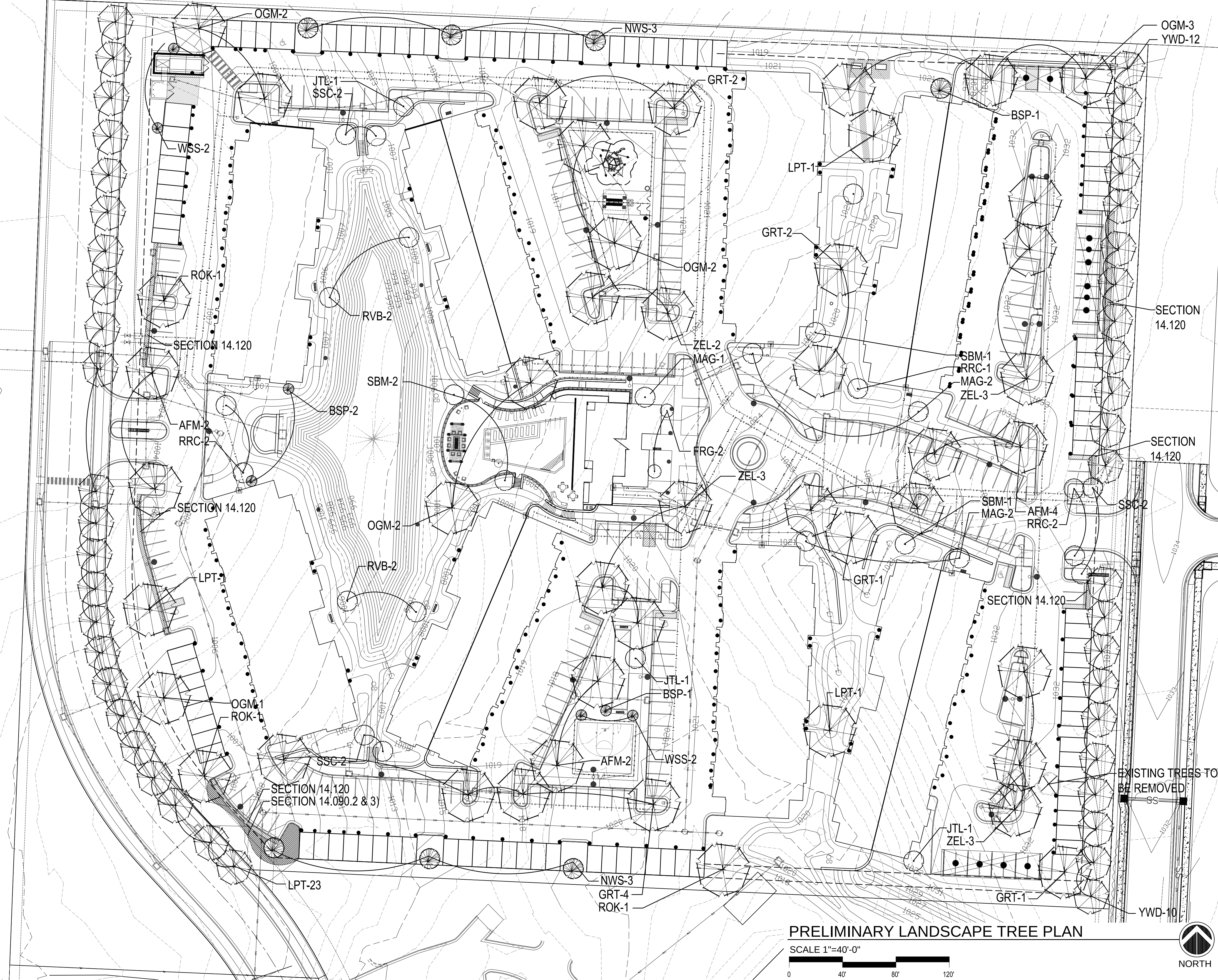
- A. ACKNOWLEDGED
- B. ACKNOWLEDGED
- C. ACKNOWLEDGED
1. PLANTED ONLY:
- PARKING ALONG SW CHEDDINGTON DR.
 - 12 SHRUBS PER 40 LF: 279 LF /40 LF = 6.9 x 12 = 83 SHRUBS
 - PARKING ALONG SW HOLLYWOOD DR.
 - 12 SHRUBS PER 40 LF: 140 LF /40 LF = 3.5 x 12 = 42 SHRUBS
 - *SHRUB REQUIREMENTS FOR STREET FRONTAGE INCLUDED.

2. N/A
3. N/A
4. N/A

- D. ACKNOWLEDGED
- E. ACKNOWLEDGED

SECTION 14.190. MINIMUM BUFFER/SCREEN REQUIREMENTS:
THIS SITE IS PLANNED MIXED USE - NO BUFFERS REQUIRED

TOTAL REQUIREMENTS:
129 TREES
344 SHRUBS



PRELIMINARY LANDSCAPE TREE PLAN

SCALE 1"=40'-0"



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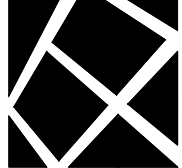
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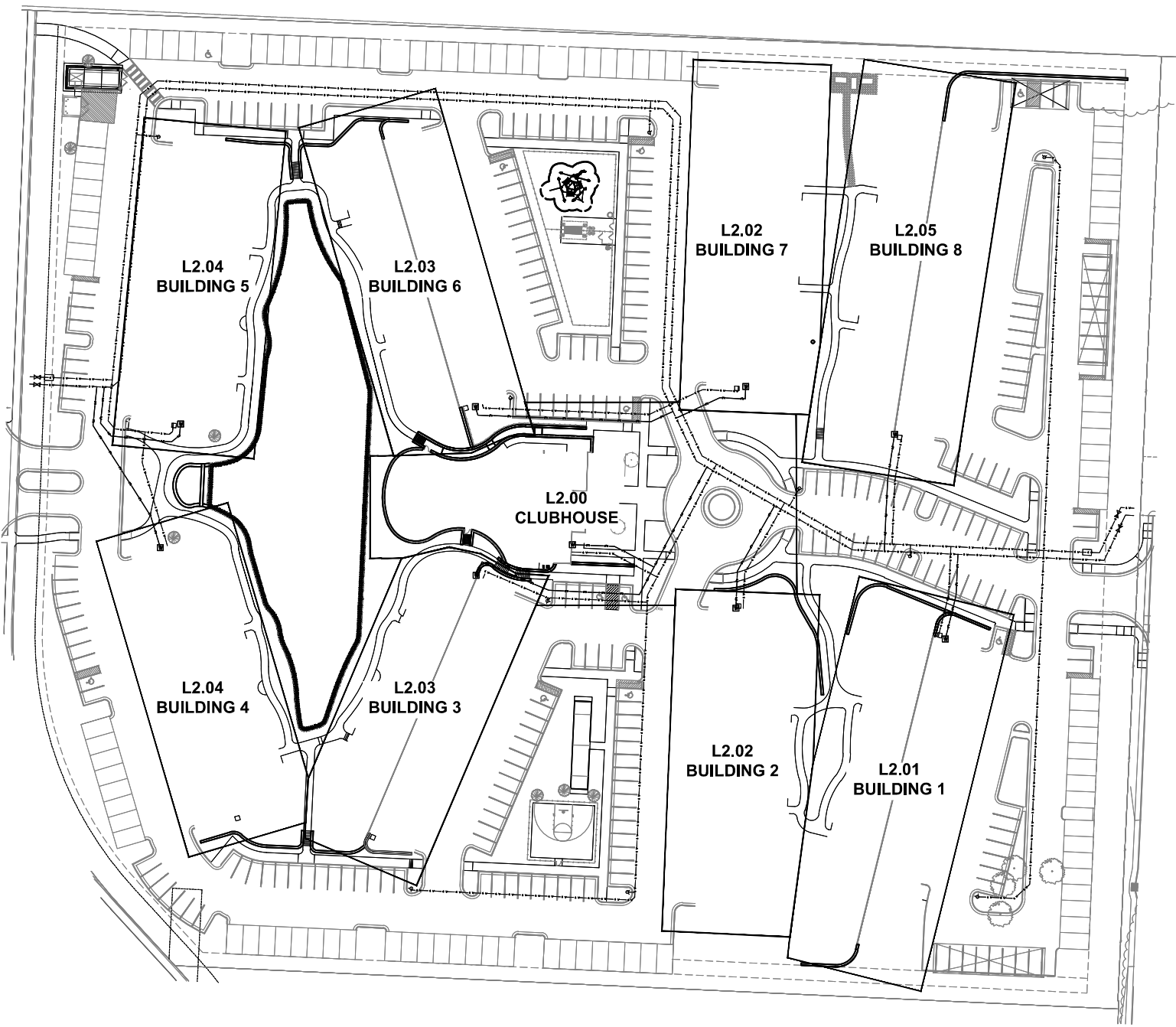
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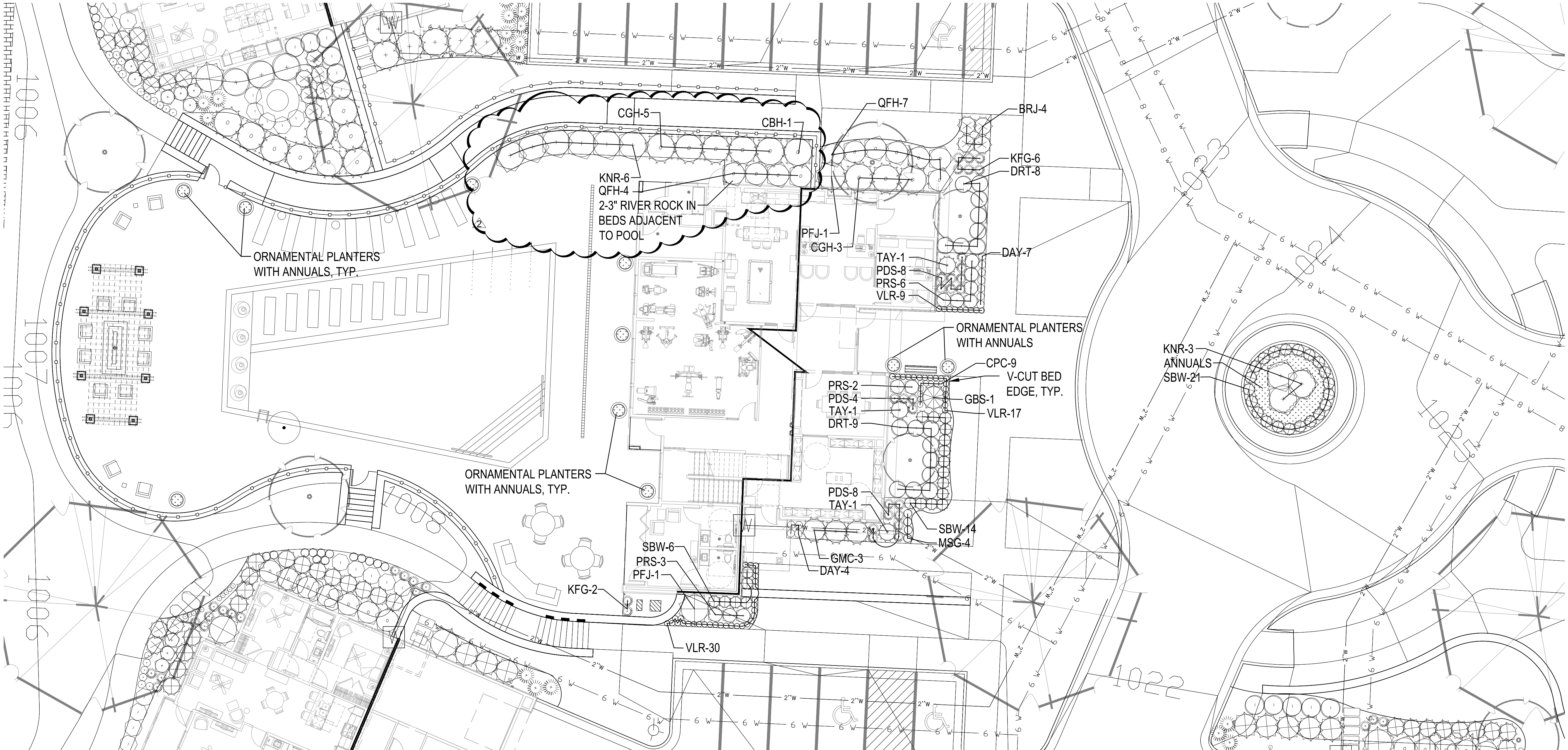
Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal
CBH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glauca globosa'	5 Gal
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal
GVV	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal 24-30"
TAY	Taylor Juniper	Taylor Upright Juniper	5' Ht. B&B
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal
WYYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal
Deciduous Shrubs			
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	5 Gal
DRT	Ivory Halo Dogwood	Cornus alba 'Bailhali'	2 Gal
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal
KNR	Knockout Rose	Rosa knockout	5 Gal
LHS	Little Henry Sweetpire	Itea virginica 'Little Henry's Gamet'	2 Gal
LLH	Limeight Hydrangea	Hydrangea paniculata 'Limeight'	2 Gal
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal
PRS	Oso Easy Paprika Rose	Rosa 'ChewMayTime'	2 Gal
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMQFHP'	2 Gal
TWN	Tiny Wine Ninesbark	Physocarpus opulifolius 'SMQOTW'	2 Gal
VBM	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'	5 Gal
Grasses			
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'	1 Gal
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal
VLR	Variegated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal
DAY	Daylily	Heimericallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal
MSG	Meadow Sage	Salvia nemorosa	1 Gal
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal
Annuals			

GENERAL NOTES:

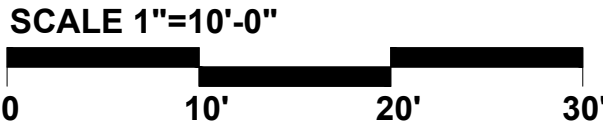
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KEY PLAN
NTS



FOUNDATION PLANTING PLAN - CLUBHOUSE



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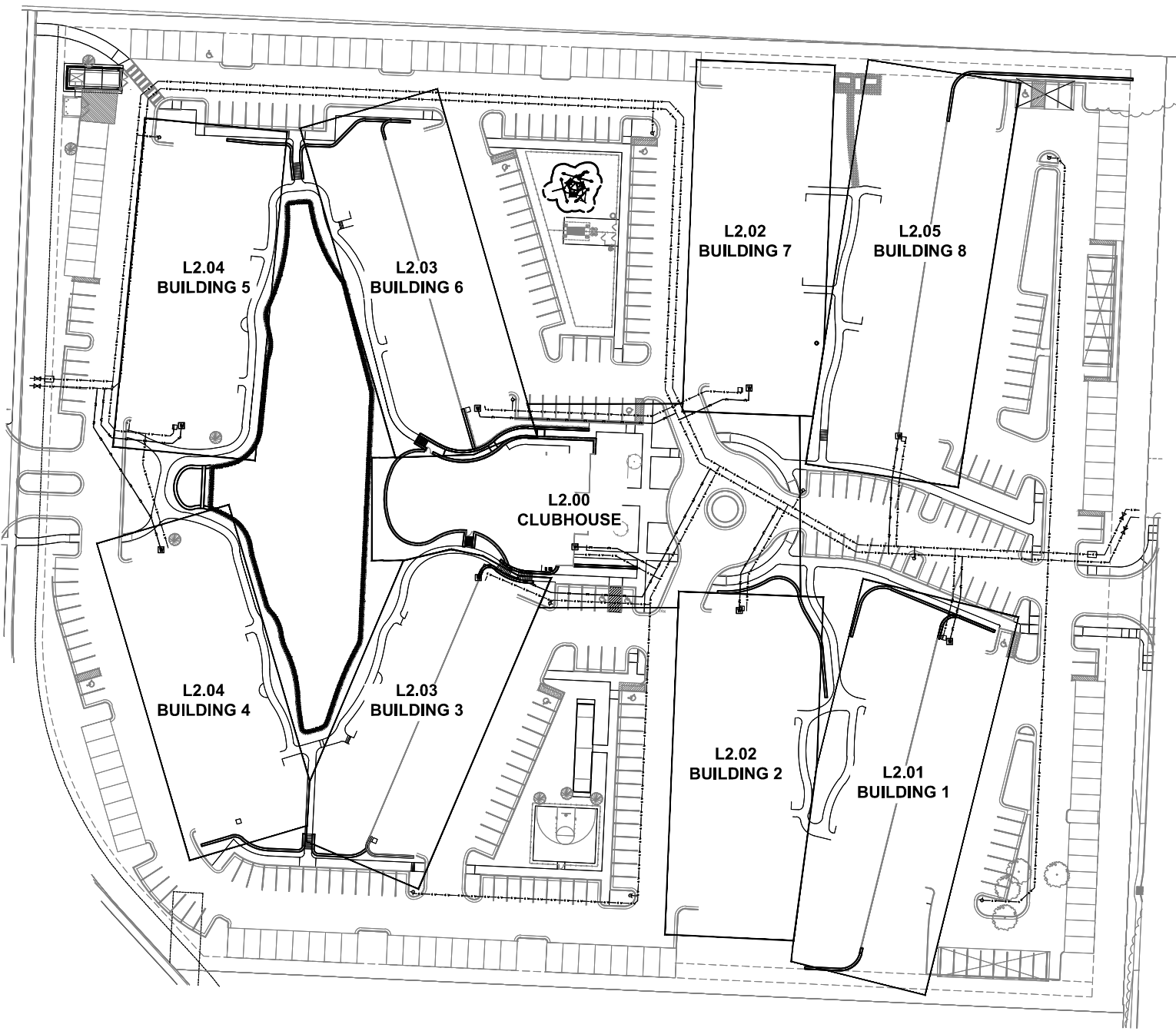
L2.00

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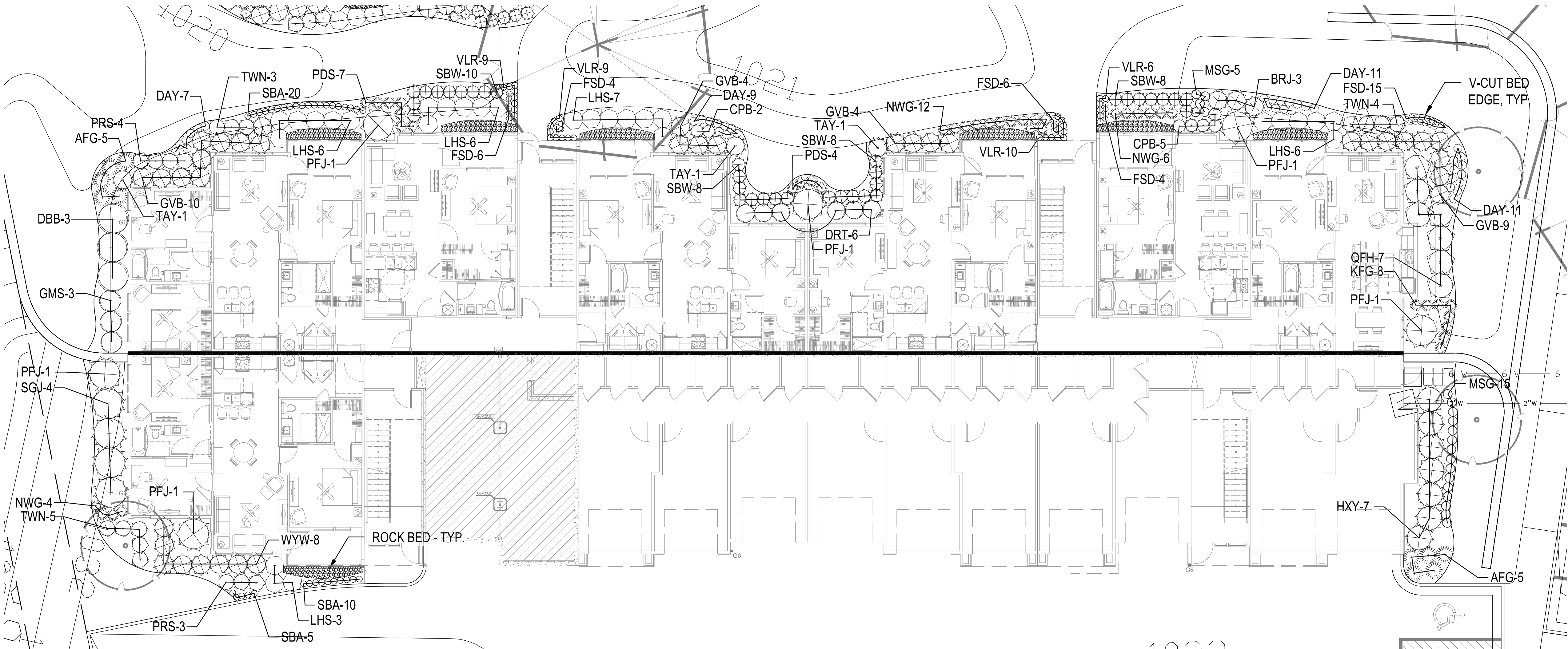
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KEY PLAN
NTS



FOUNDATION PLANTING PLAN - BUILDING 1

SCALE 1"=10'-0"

0 10' 20' 30'



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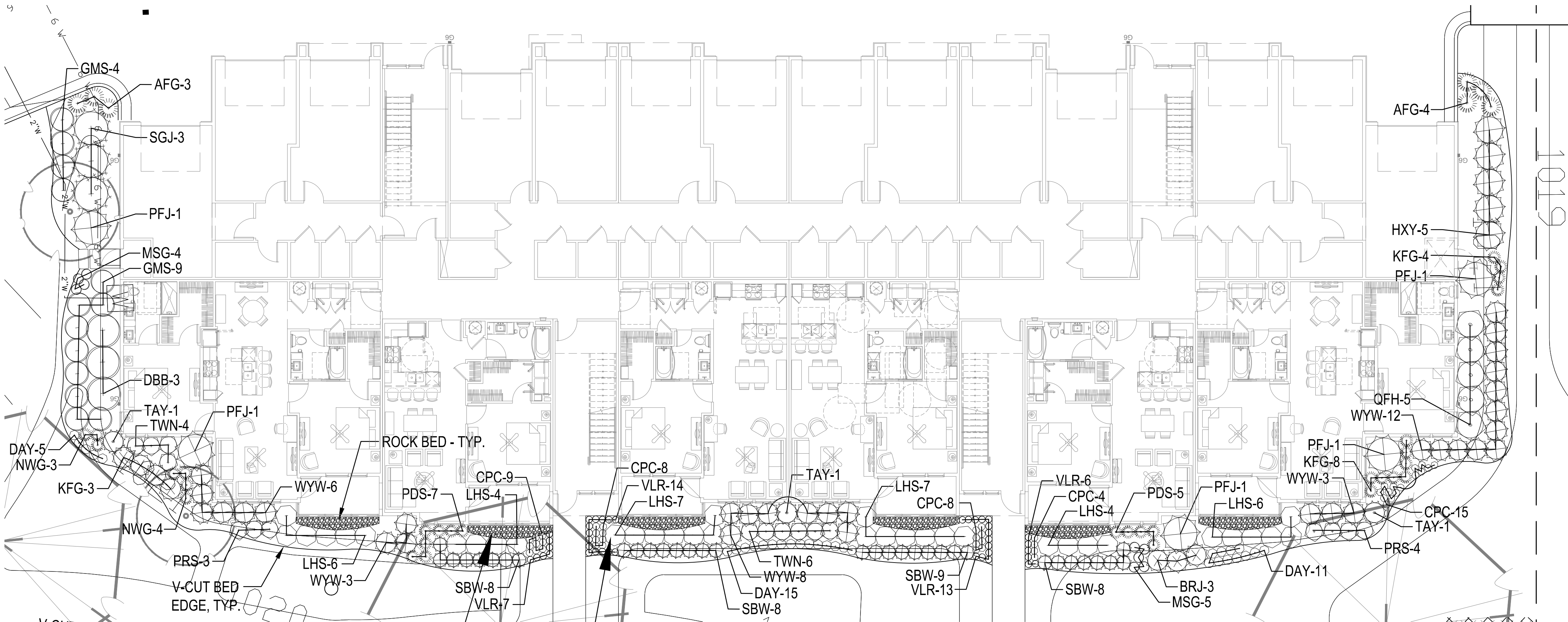
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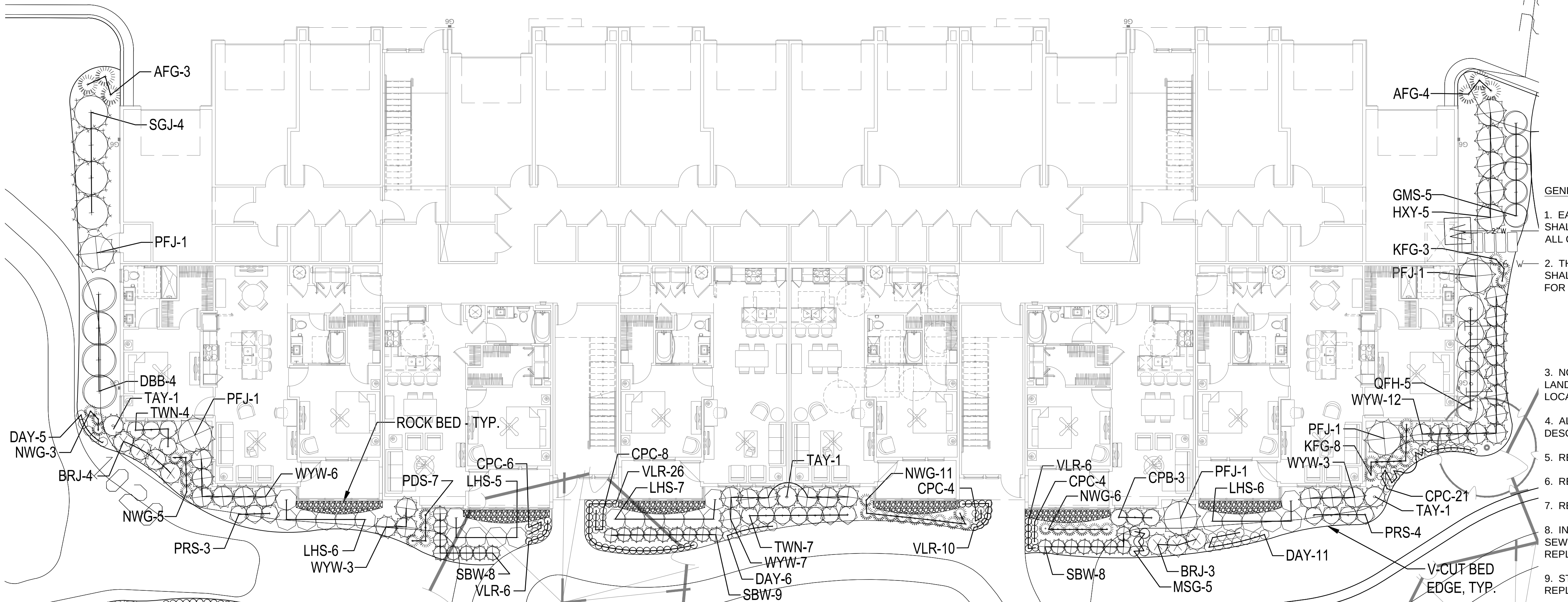
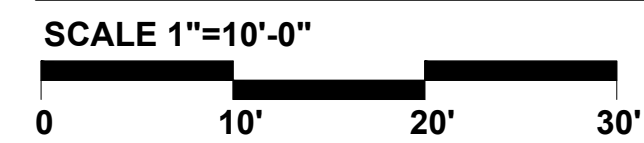
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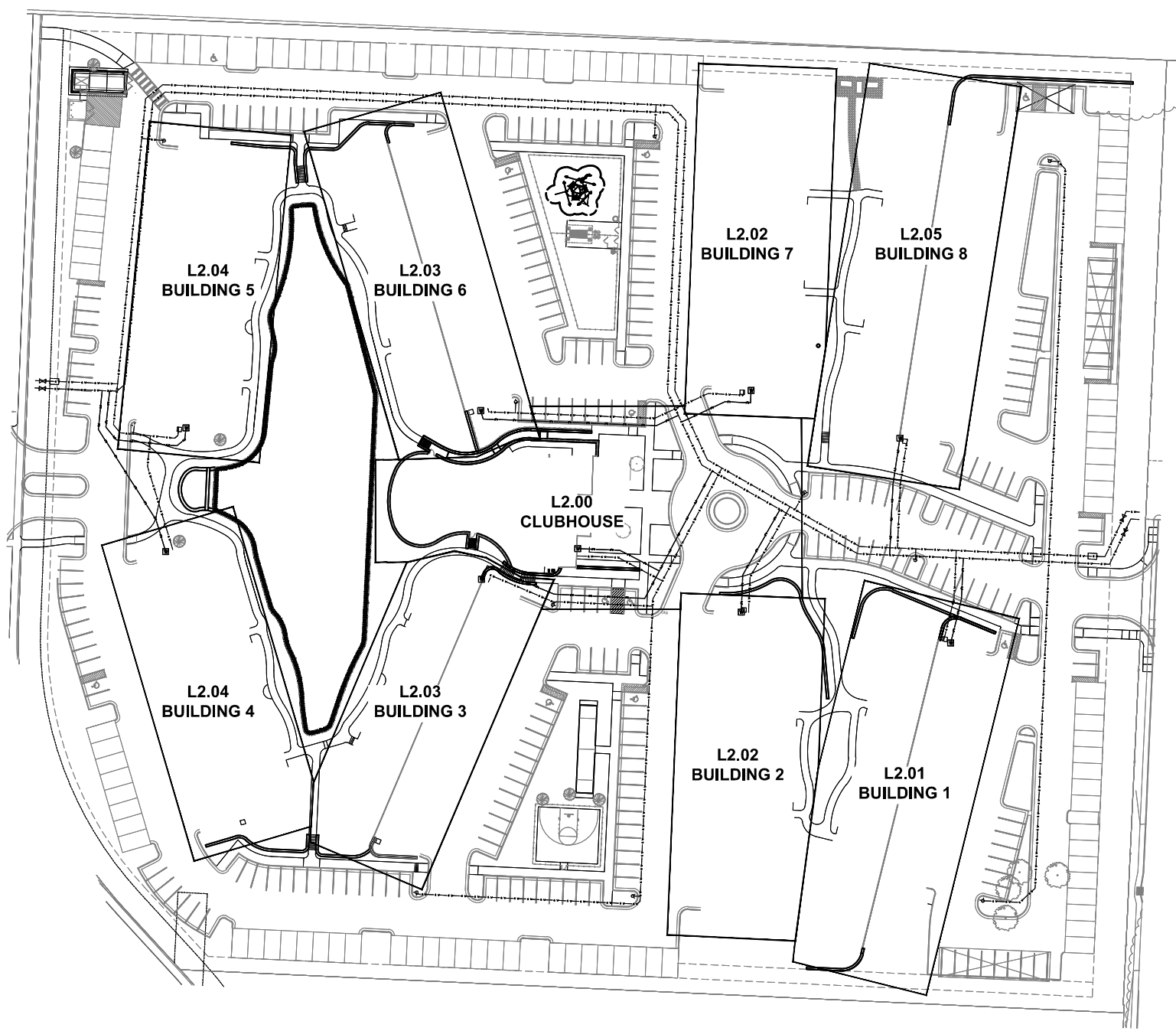
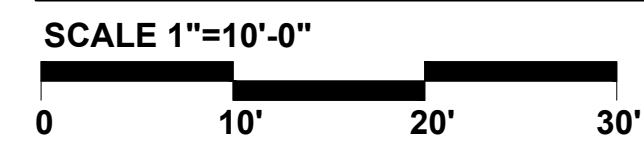
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FOUNDATION PLANTING PLAN - BUILDING 7



FOUNDATION PLANTING PLAN - BUILDING 2



KEY PLAN

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PLANT LIST

Evergreen Shrubs		
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CBH	China Boy Holly	Ilex x meserveae 'Mesdob'
CGH	China Girl Holly	Ilex x meserveae 'Mesog'
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glaeva globosa'
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GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'
GVP	Golden Vicary Privet	Ligustrum x vicaryi
HXY	Hick's Yew	Taxus x media 'Hicksii'
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'
TAY	Taylor Juniper	Juniperus chinensis 'Taylor'
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'
WYW	Wardii Yew	Taxus x media 'Wardii'
Deciduous Shrubs		
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'
DBB	Dwarf Burning Bush	Euonymus alatus 'Compacta'
DRT	Ivory Halo Dogwood	Cornus alba 'Bailhalo'
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'
KNR	Knockout Rose	Rosa knockout
LHS	Little Henry Sweetgale	Tea virginica 'Little Henry's Garnet'
LLH	Limelight Hydrangea	Hydrangea paniculata 'Limelight'
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'
PRS	Oso Easy Paprika Rose	Rosa 'ChewMayTime'
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLOPH'
TWN	Tiny Wine Nettle	Physocarpus opulifolius 'SM/POTW'
VBM	Alleghany Viburnum	Viburnum x rhytidophyloides 'Alleghany'
Grasses		
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'
PDS	Prairie Dropseed	Sporobolus heterolepis
VLR	Variegated Liriope	Liriope muscari variegata
Perennials		
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'
DAY	Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'
HOS	Big Daddy Hosta	Hosta 'Big Daddy'
MSG	Meadow Sage	Salvia nemorosa
SBA	Summer Beauty Allium	Allium 'Summer Beauty'
Annuals		

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 4' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE 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.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
11. ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG	
● 08.05.2016 - PRELIM. DEVEL. PLAN.	
● 09.06.2016 - REVISED PDP	
● 02.03.2017 - FDP SUBMITTAL	
● 02.13.2017 - PERMIT SUBMITTAL	
● 04.17.2017 - FDP ReSUBMITTAL	
● 04.20.2017 - PERMIT ReSUBMITTAL	
● 07.10.2017 - CONTRACT SET	

REVISIONS	
● 03.07.2017 - ADDENDUM #2	
● 03.10.2017 - ADDENDUM #3	

DATE
February 13, 2017
JOB NO.
575316
DRAWN BY:

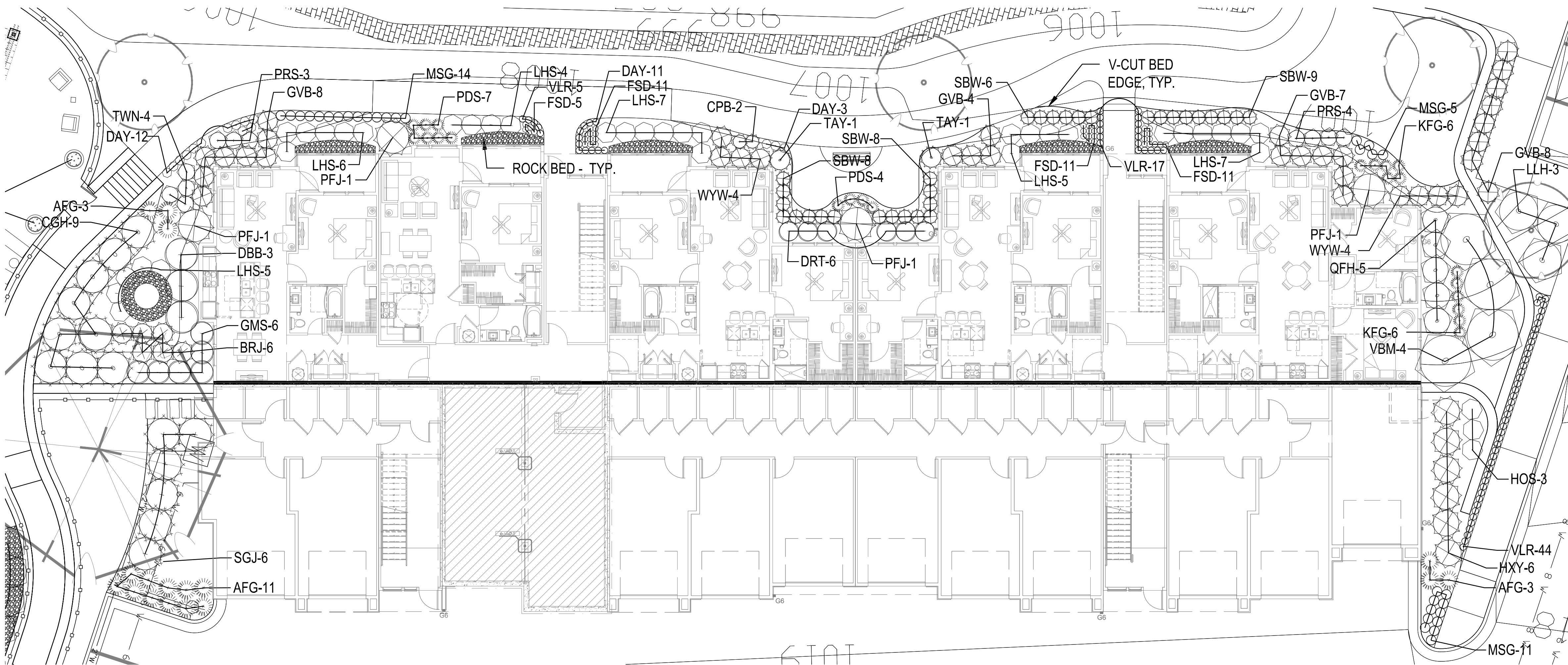
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L2.02

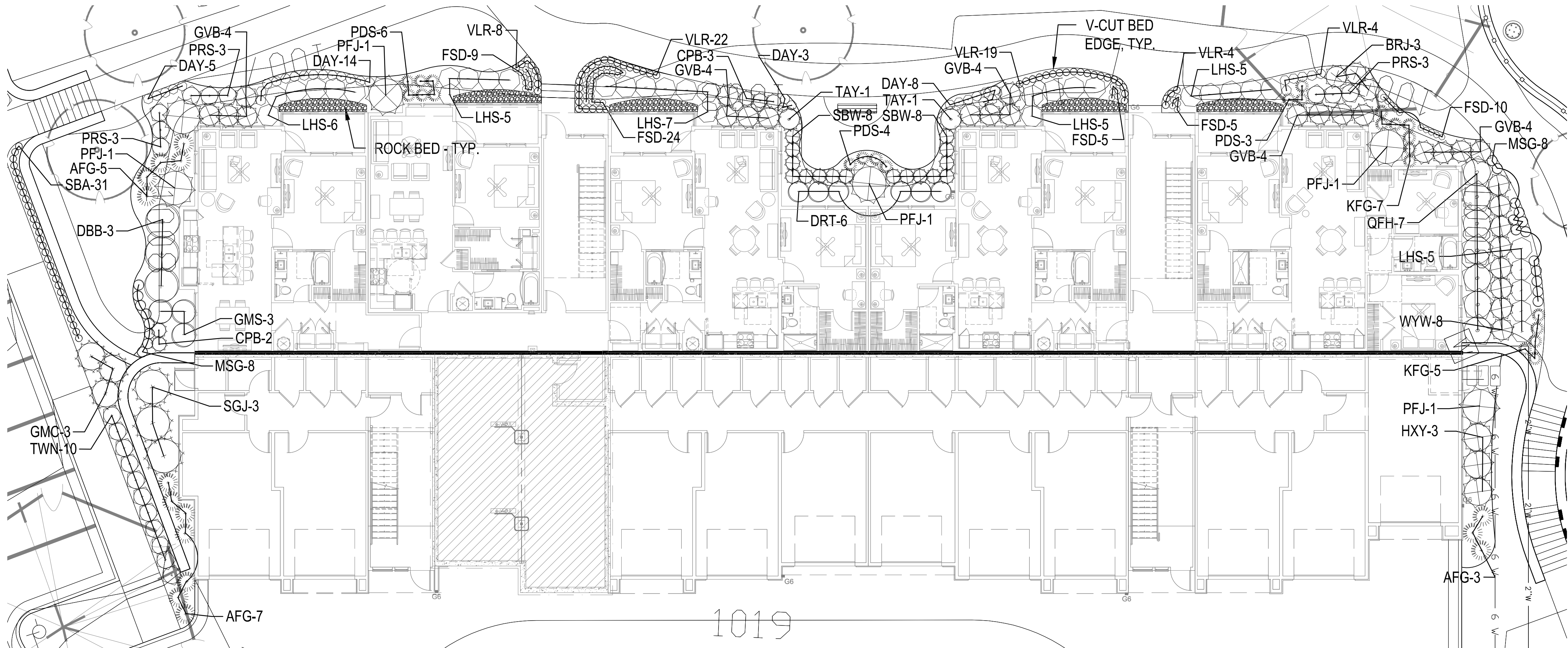
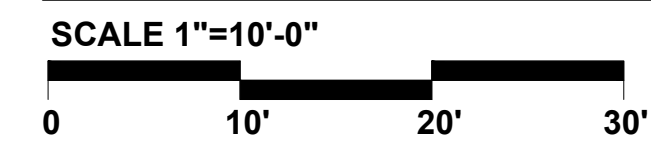
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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

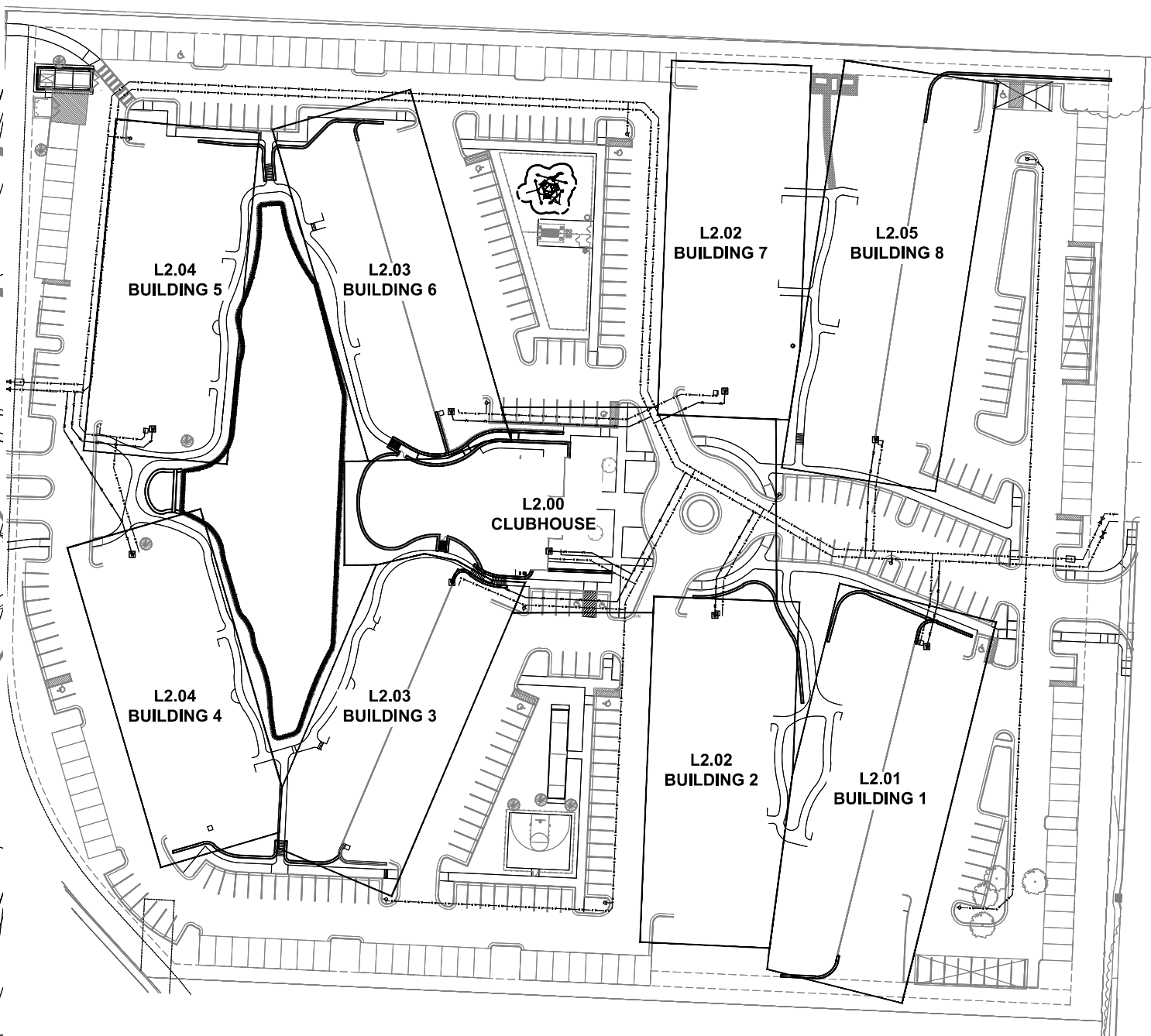
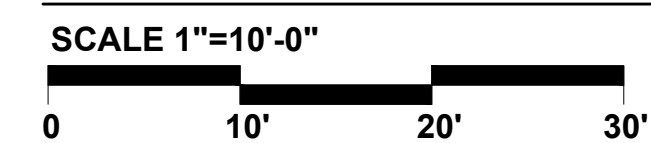
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FOUNDATION PLANTING PLAN - BUILDING 6



FOUNDATION PLANTING PLAN - BUILDING 3



KEY PLAN

NTS

PLANT LIST

Evergreen Shrubs			
BRJ Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
CBH China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.	
CGH China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.	
GBS Globe Blue Spruce (on standard)	Picea pungens 'Glauca globosa'	5 Gal.	
GMC Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
GVB Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.	
GVP Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.	
HXY Hick's Yew	Taxus x media 'Hickall'	B&B	
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRV Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.	
SBW Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.	
SGJ Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TAY Taylor Juniper	Taylor Upright Juniper	5' Ht.	B&B
TWJ Tami Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WYW Wardii Yew	Taxus x media 'Wardii'	5 Gal.	
Deciduous Shrubs			
CPB Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.	
DBB Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gal.	
DRT Ivory Halo Dogwood	Cornus alba 'Bailheli'	2 Gal.	
GMS Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.	
KNR Knockout Rose	Rosa knockout	5 Gal.	
LHS Little Henry Sweetpire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LLH Limeslight Hydrangea	Hydrangea paniculata 'Limeslight'	2 Gal.	
MHV Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.	
PRR Rosa 'Chewley Time'	Rosa 'Chewley Time'	2 Gal.	
QFH Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLQFHP'	2 Gal.	
TWN Tiny Wines Ninebark	Physocarpus opulifolius 'SMPOTW'	2 Gal.	
VBM Alleghany Viburnum	Viburnum x rhytidophyloides 'Alleghany'	5 Gal.	
Grasses			
AFG Autumn Flame Grass	Miscanthus 'Purpureascens'	1 Gal.	
KFG Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	
NWG Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	
PDS Prairie Dropseed	Sporobolus heterolepis	1 Gal.	
VLR Variegated Linopae	Linopae muscari variegata	6" pot	
Perennials			
CPC Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.	
DAY Daylily	Heimerallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.	
FSD Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.	
HOS Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
MSG Meadow Sage	Salvia nemorosa	1 Gal.	
SBA Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.	
Annuals			

GENERAL NOTES:

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A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

- 08.05.2016 - PRELIM. DEVEL. PLAN.
- 09.06.2016 - REVISED PDP
- 02.03.2017 - FDP SUBMITTAL
- 02.13.2017 - PERMIT SUBMITTAL
- 04.17.2017 - FDP ReSUBMITTAL
- 04.20.2017 - PERMIT ReSUBMITTAL
- 07.10.2017 - CONTRACT SET

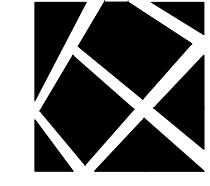
REVISIONS

- 03.07.2017 - ADDENDUM #2
- 03.10.2017 - ADDENDUM #3

DATE
February 13, 2017
JOB NO.
575316
DRAWN BY:

SHEET NO.

L2.03

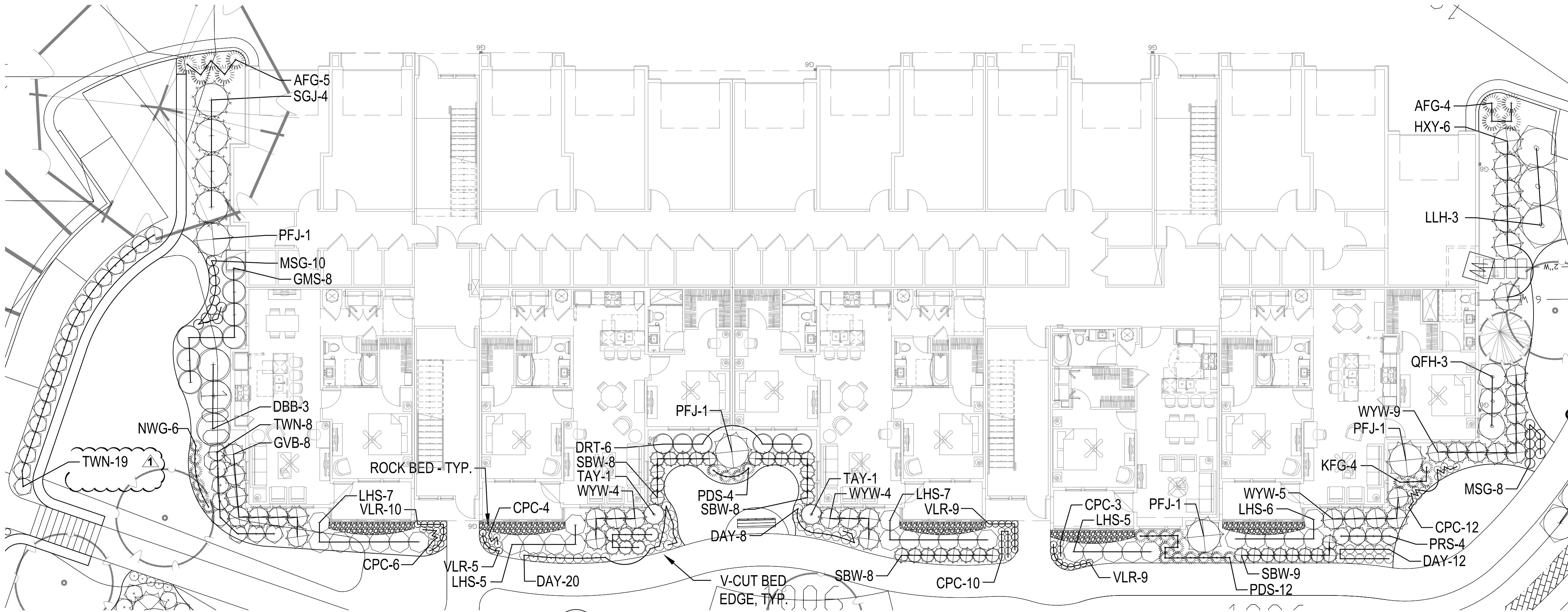


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PRAIRIE VILLAGE, KS 66208

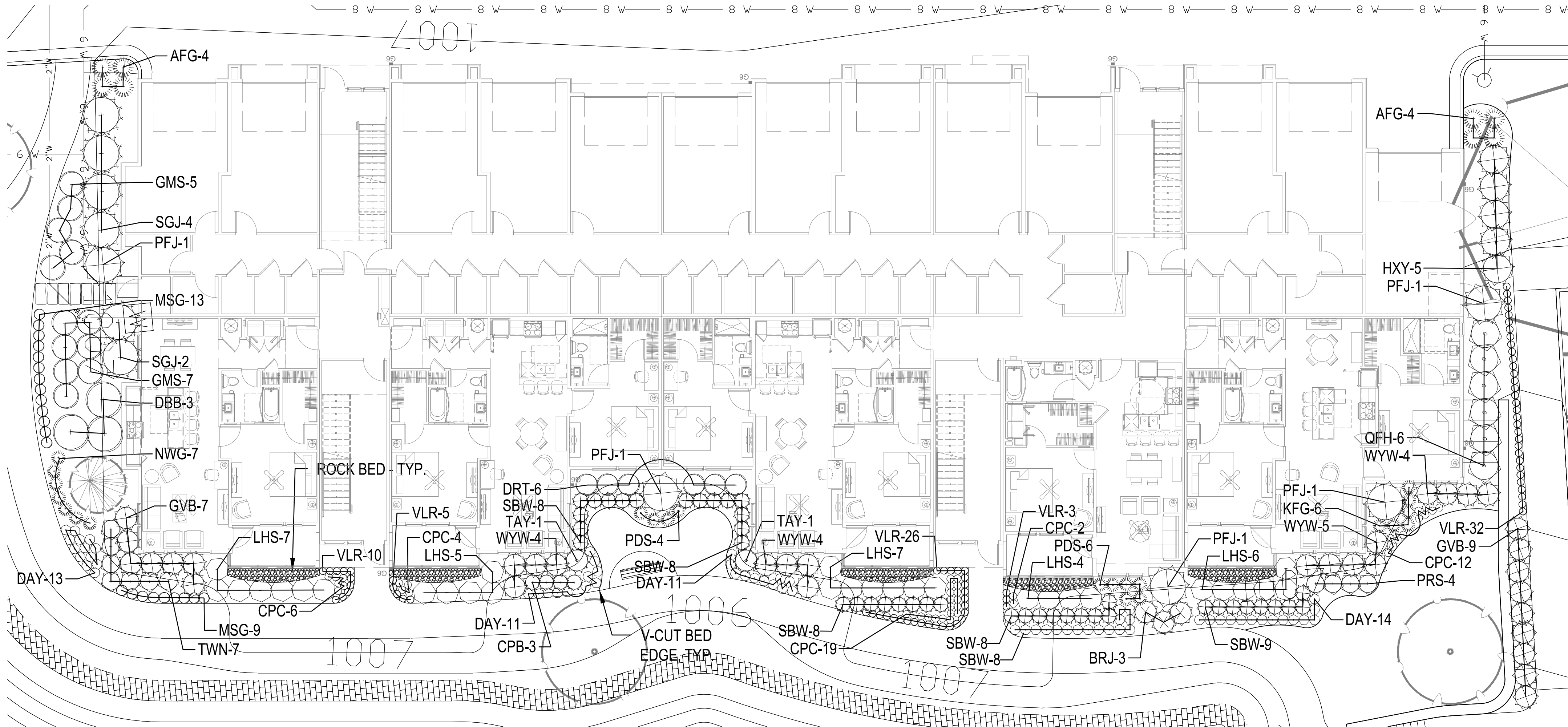
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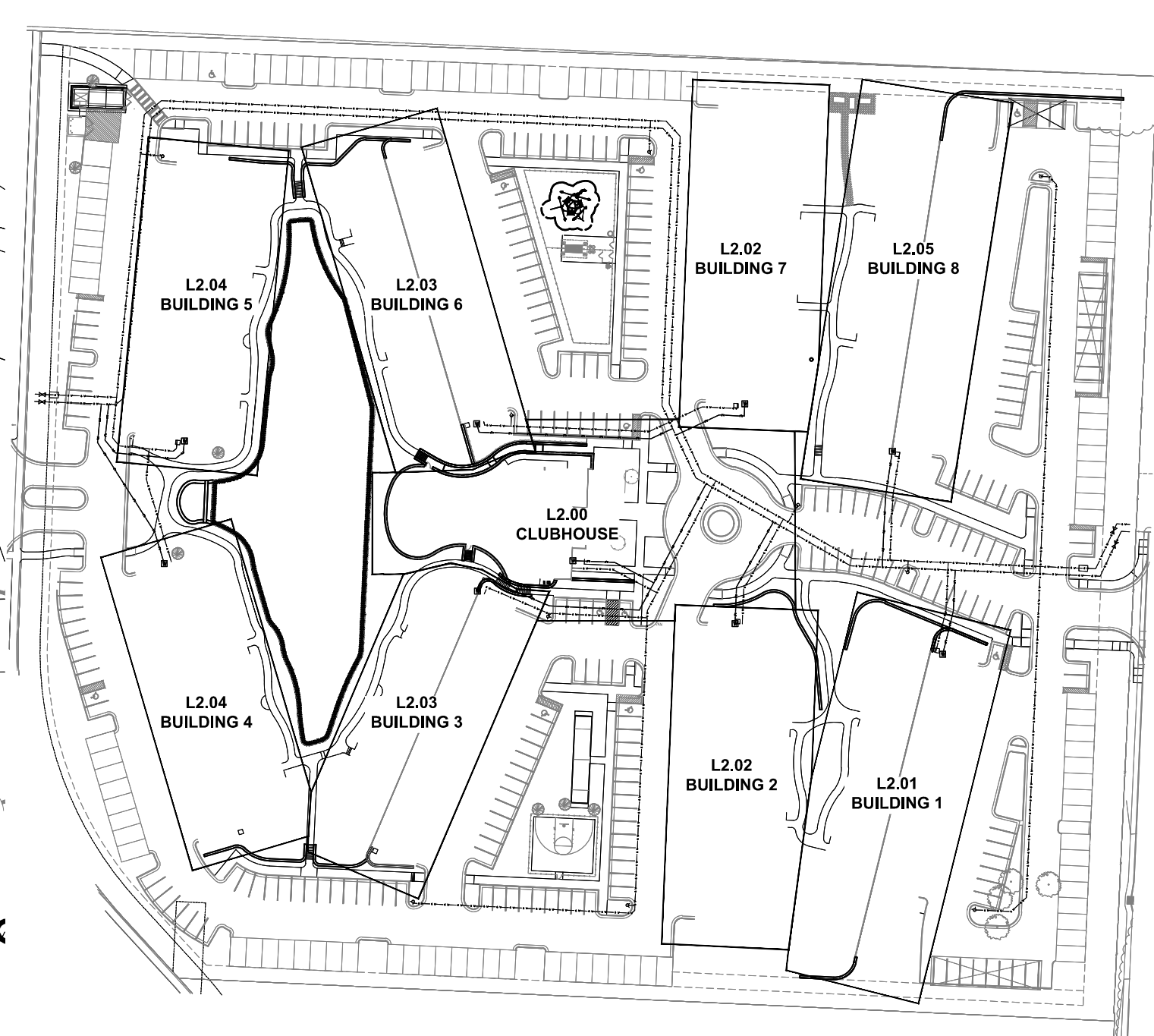
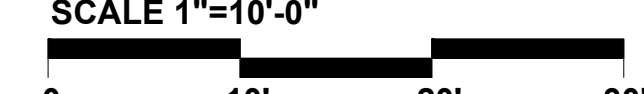
FOUNDATION PLANTING PLAN - BUILDING 4

SCALE 1"=10'-0"



FOUNDATION PLANTING PLAN - BUILDING 5

SCALE 1"=10'-0"



KEY PLAN

NTS



PLANT LIST

Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesdob'	5 Gal.
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glaeva globosa'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY	Taylor Juniper	Juniperus chinensis 'Taylor Upright Juniper'	5' Ht. B&B
TMU	Tam Juniper	Juniperus sabina 'Tamaniscolifolia'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPB	Crimson Pygmy Barbary	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gal.
DRT	Ivory Halo Dogwood	Cornus alba 'Ballhalo'	2 Gal.
GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	2 Gal.
KNR	Knockout Rose	Rosa knockout	5 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.
LLH	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	2 Gal.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
PRS	Pink Easy Paprika Rose	Rosa 'Chewley/Tim'	2 Gal.
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLQFHP'	2 Gal.
TWN	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	2 Gal.
VBM	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'	5 Gal.
Grasses			
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'	1 Gal.
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLR	Vanigated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Belts	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY	Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Annuals			

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A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

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- 09.06.2016 - REVISED PDP
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REVISIONS
03.07.2017 - ADDENDUM #2
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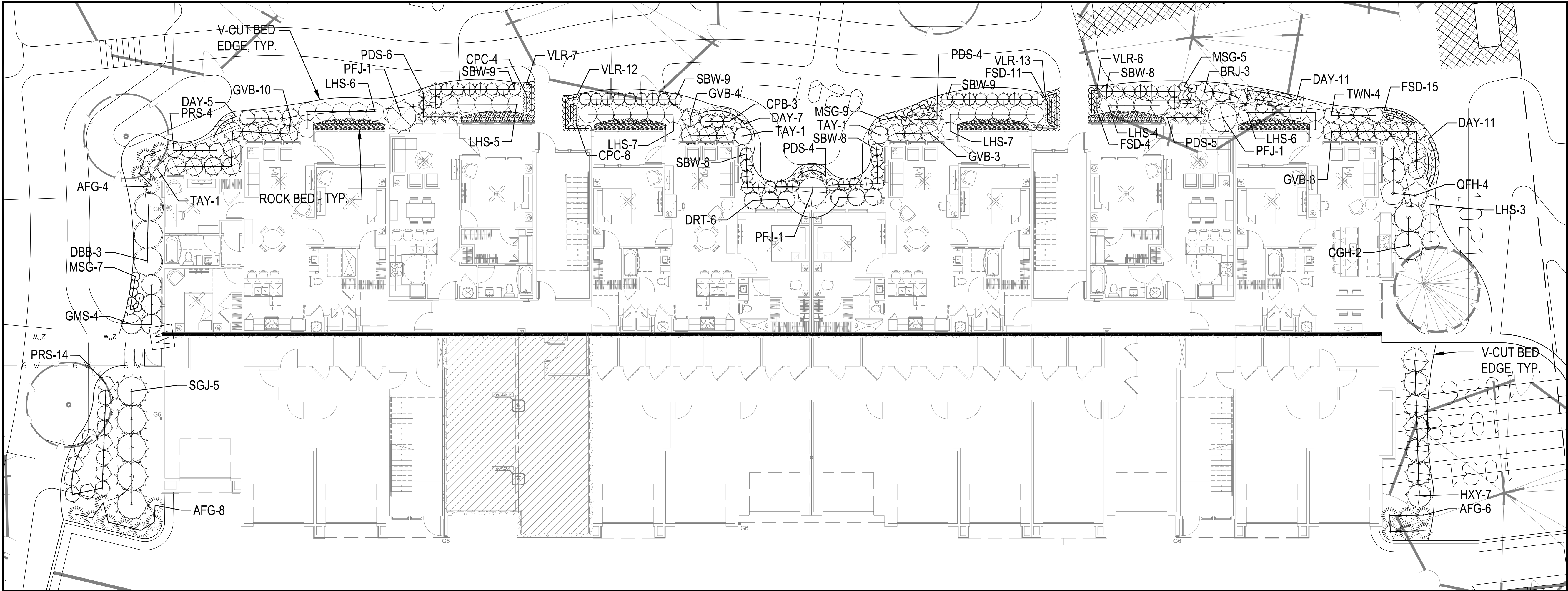
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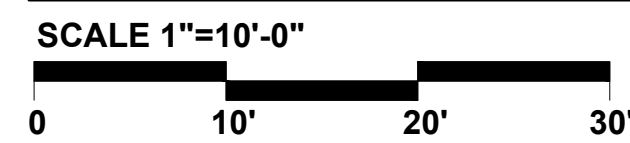
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FOUNDATION PLANTING PLAN - BUILDING 8



NORTH

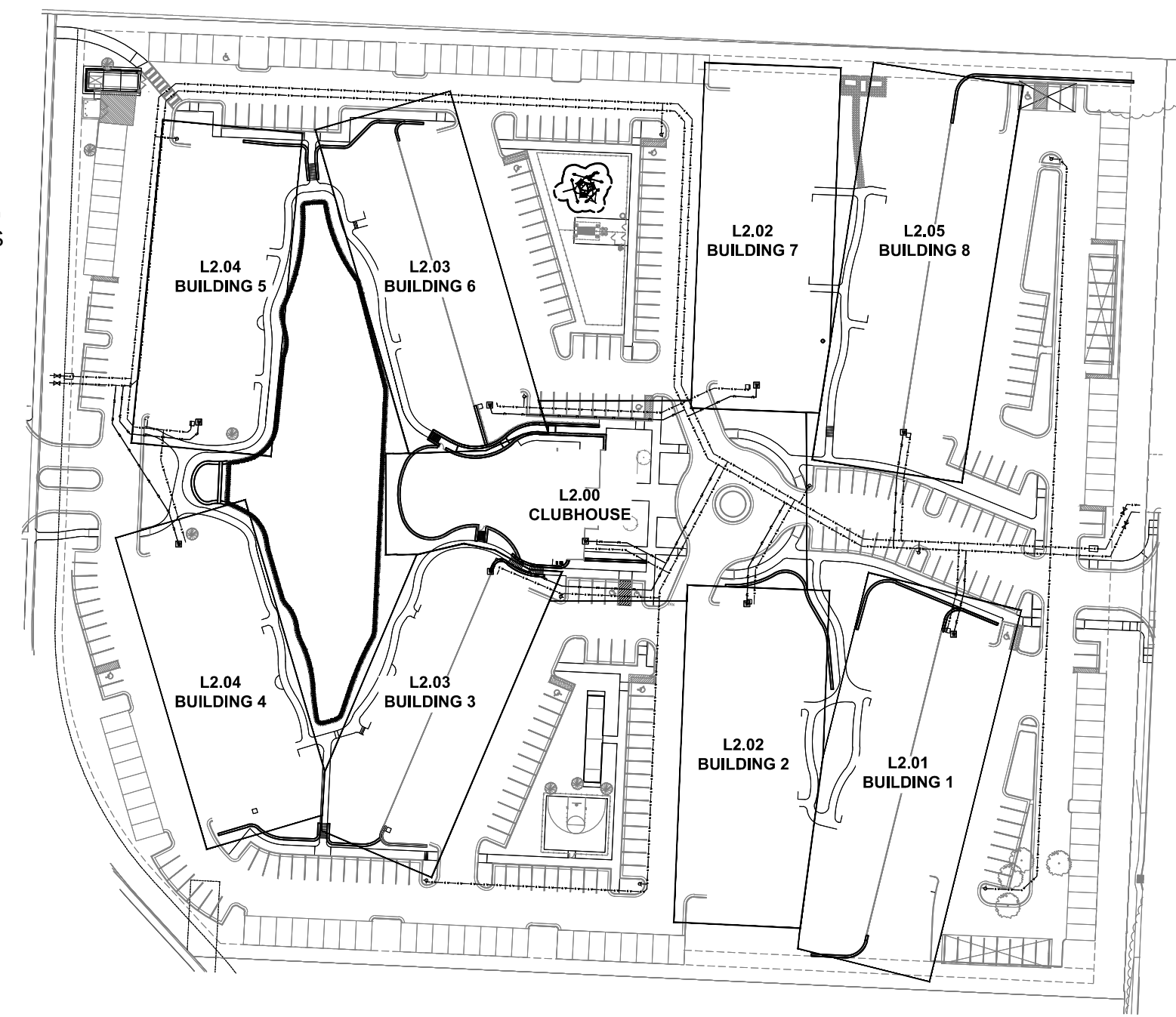
PLANT LIST

Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Gleeva globosa'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY	Taylor Juniper	Taylor Upright Juniper	5' Ht. B&B
TNU	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	5 Gal.
DRT	Ivory Halo Dogwood	Cornus alba 'Bailhali'	2 Gal.
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.
KNR	Knockout Rose	Rosa knockout	5 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.
LLH	Limehight Hydrangea	Hydrangea paniculata 'Limehight'	2 Gal.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
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QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SM/QFHP'	2 Gal.
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KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY	Daylily	Hemerallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Annuals			

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 4' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
8. IN THE EVENT OF WORK IN OR ON THE 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.
9. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.
10. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
11. ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

KEY PLAN
NTS



NORTH

A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG	
● 08.05.2016	PRELIM. DEVEL. PLAN.
● 09.06.2016	REVISED PDP
● 02.03.2017	FDP SUBMITTAL
● 02.13.2017	PERMIT SUBMITTAL
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● 04.20.2017	PERMIT ReSUBMITTAL
● 07.10.2017	CONTRACT SET
REVISIONS	
● 03.07.2017	ADDENDUM #2
● 03.10.2017	ADDENDUM #3

DATE
February 13, 2017
Job No.
575316
DRAWN BY:

SHEET NO.

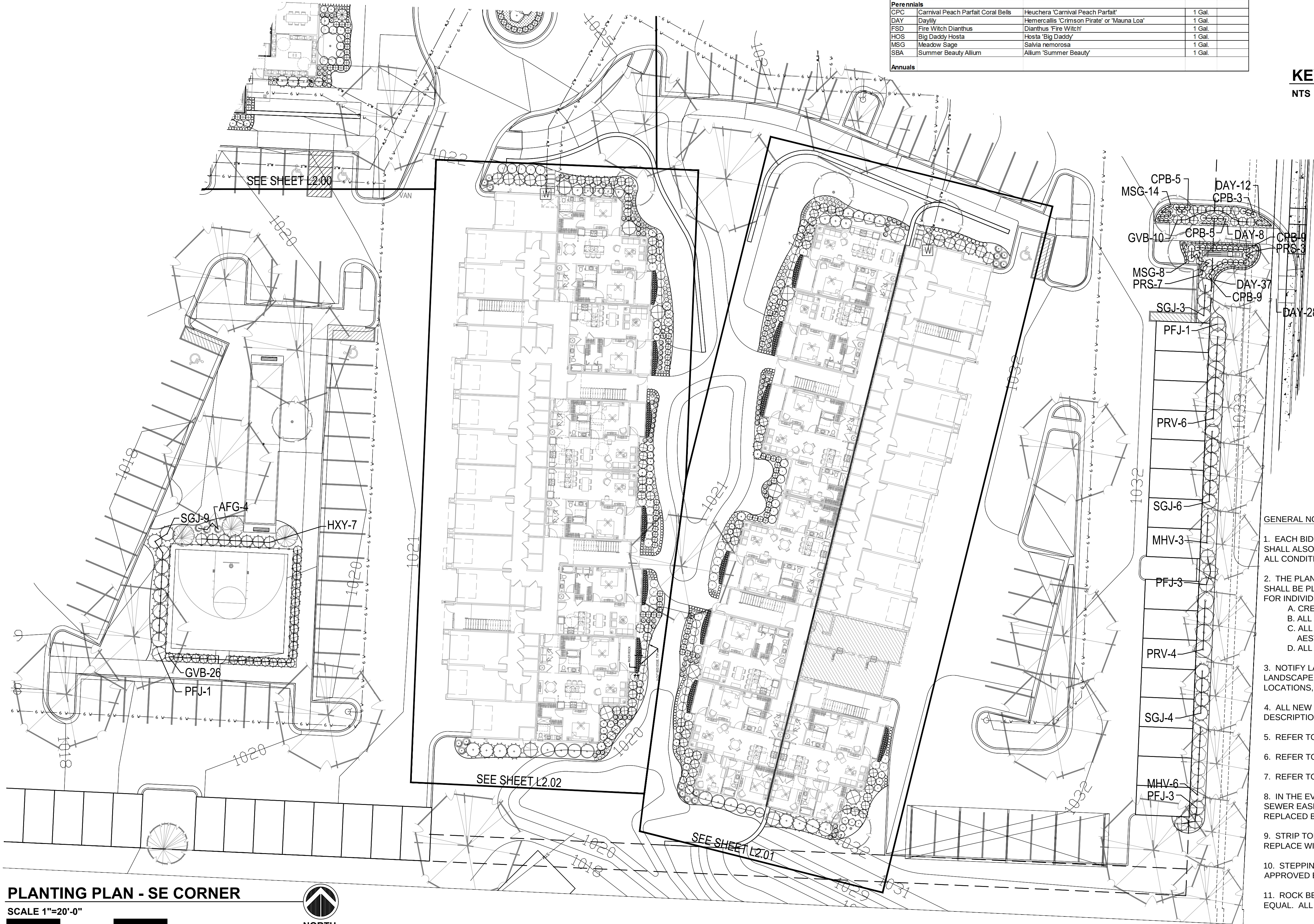
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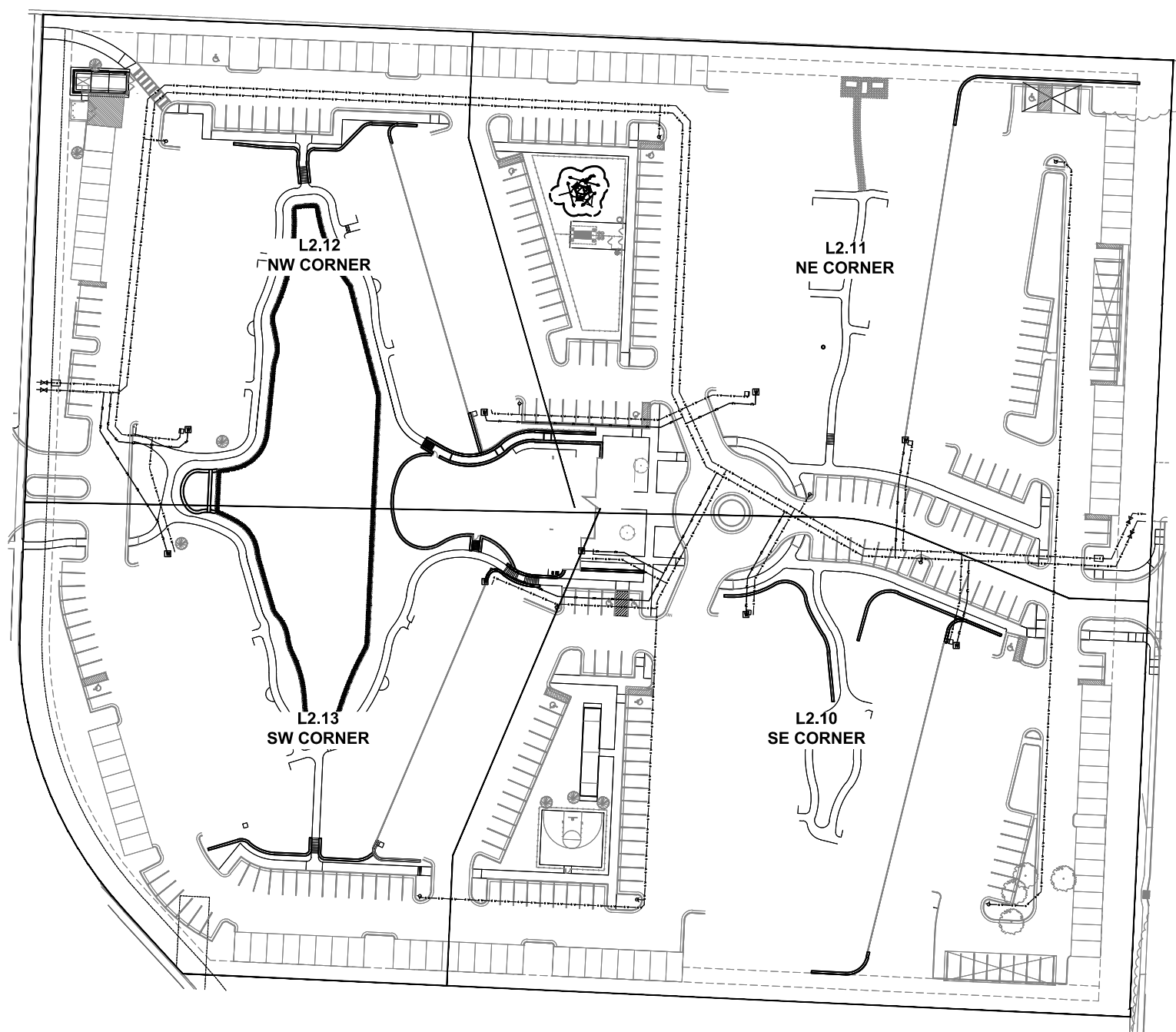


PLANTING PLAN - SE CORNER
SCALE 1"=20'-0"



PLANT LIST

Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glaeva globosa'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY	Taylor Juniper	Taylor Upright Juniper	5' Ht. B&B
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gal.
DRT	Ivory Halo Dogwood	Cornus alba 'Ballhalo'	2 Gal.
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.
KNR	Knockout Rose	Rosa knockout	5 Gal.
LHS	Little Henry Sweetpire	Itea virginica 'Little Henry's Garnet'	2 Gal.
LLH	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	2 Gal.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
PRS	Oso Easy Paprika Rose	Rosa 'ChewMayTime'	2 Gal.
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLQFHP'	2 Gal.
TWN	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	2 Gal.
VBM	Alleghany Viburnum	Viburnum x rhytidophyloides 'Alleghany'	5 Gal.
Grasses			
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'	1 Gal.
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY	Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Annuals			



KEY PLAN
NTS



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A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON
MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

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- 02.03.2017 - FDP SUBMITTAL
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- 04.20.2017 - PERMIT ReSUBMITTAL
- 07.10.2017 - CONTRACT SET

REVISIONS

- 03.07.2017 - ADDENDUM #2
- 03.10.2017 - ADDENDUM #3

DATE
February 13, 2017
Job No.
575316
DRAWN BY:

SHEET NO.

L2.10

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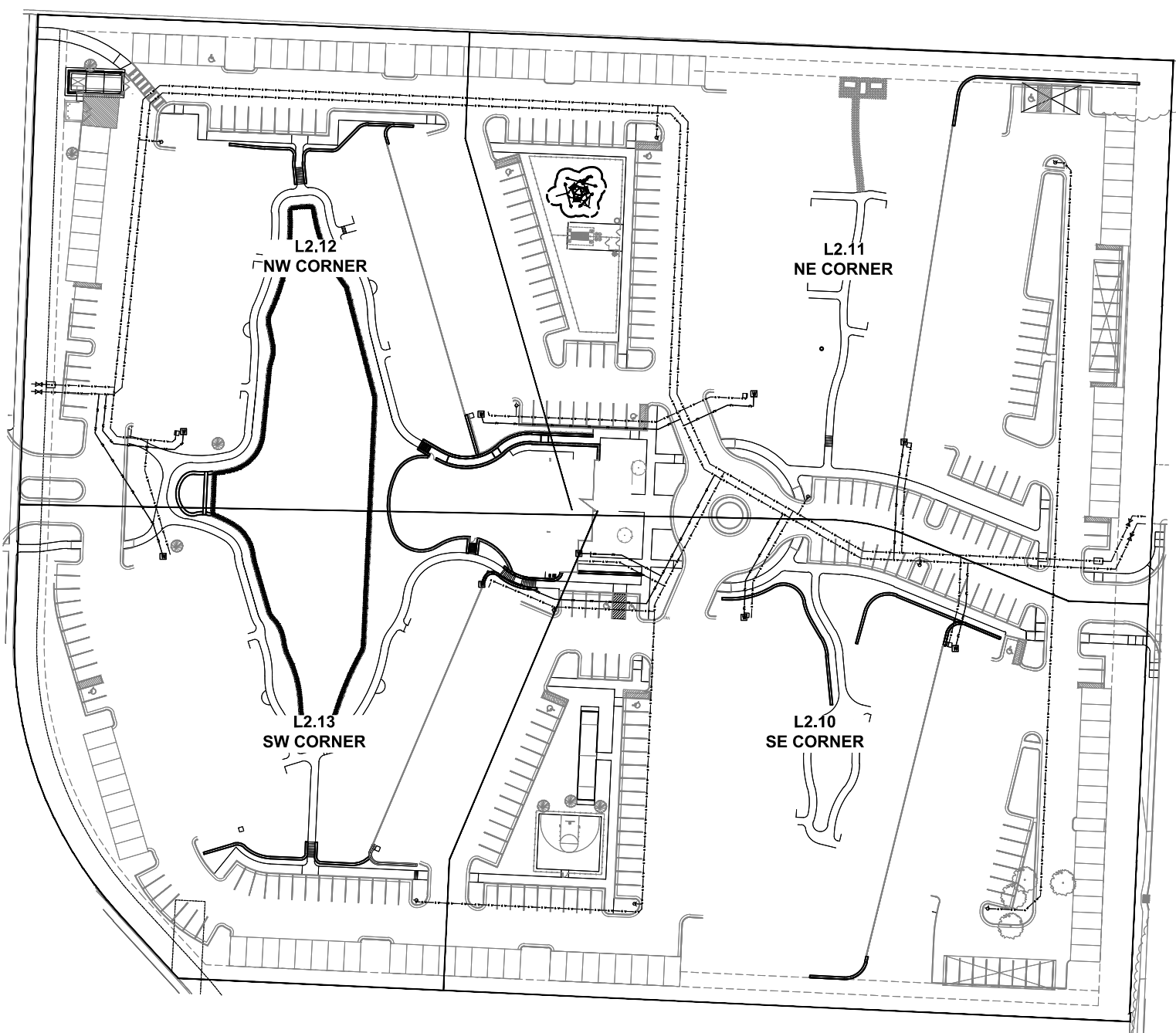
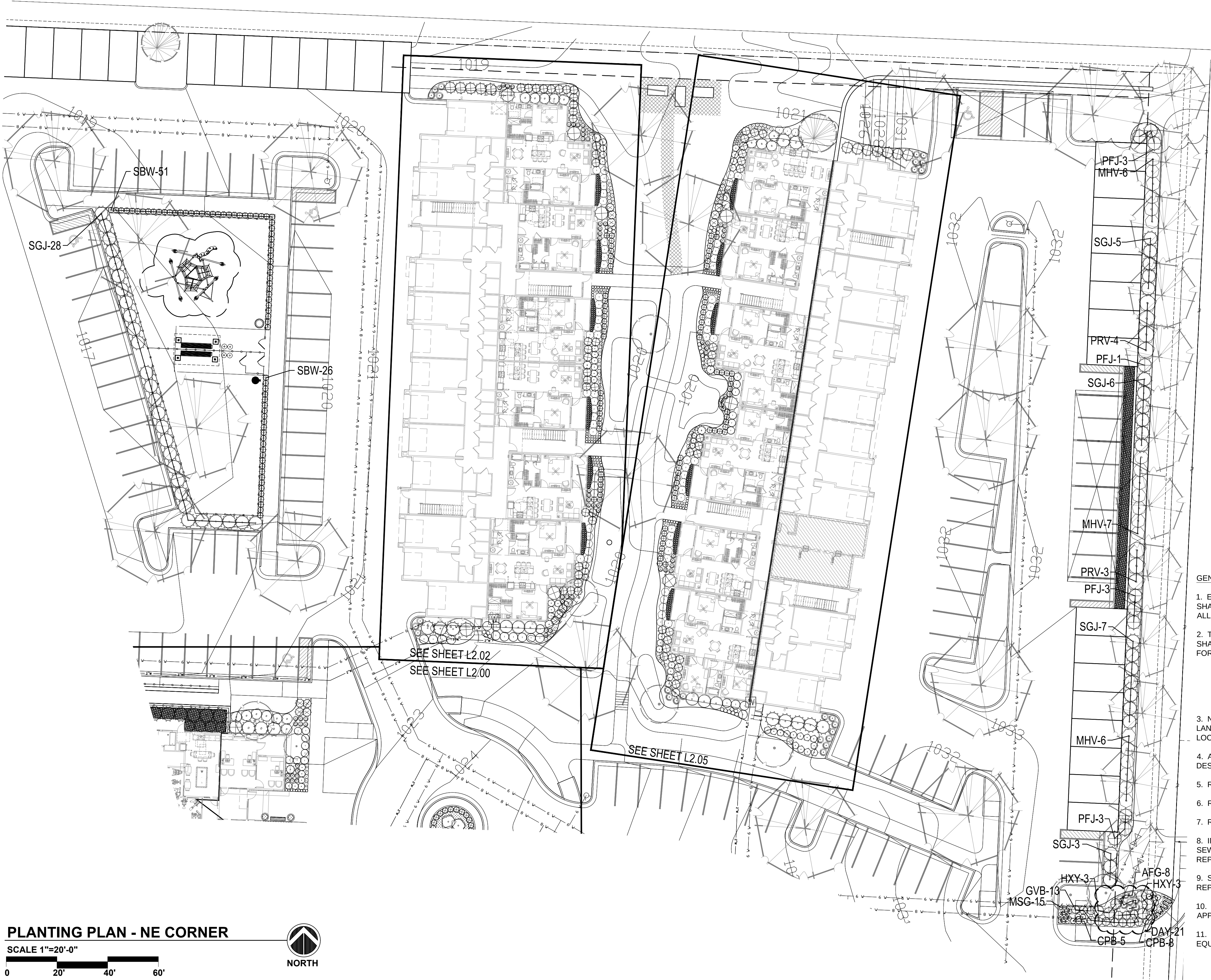
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PLANTING PLAN - NE CORNER

SCALE 1"=20'-0"

0 20' 40' 60'



KEY PLAN

NTS



PLANT LIST

Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH	China Boy Holly	Ilex x meserveae 'Mesodg'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glauca globosa'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY	Taylor Juniper	Juniperus chinensis 'Taylor Upright Juniper'	5' Ht. B&B
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPB	Crimson Pymy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pymy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gal.
DRT	Ivory Halo Dogwood	Cornus alba 'Bailhail'	2 Gal.
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.
KNR	Knockout Rose	Rosa knockout	5 Gal.
LHS	Little Henry Sweetspire	Ilex virginica 'Little Henry's Garnet'	2 Gal.
LLH	LimeLight Hydrangea	Hydrangea paniculata 'LimeLight'	2 Gal.
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
PRS	Oso Easy Paprika Rose	Rosa 'ChewMayTime'	2 Gal.
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SM, QFH'	2 Gal.
TWN	Tiny Wine Ninebark	Physocarpus opulifolius 'SM, CTW'	2 Gal.
VBM	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'	5 Gal.
Grasses			
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'	1 Gal.
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
POS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLR	Variegated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY	Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSO	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.
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SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Annuals			

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A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

- 08.05.2016 - PRELIM. DEVEL. PLAN.
- 09.06.2016 - REVISED PDP
- 02.03.2017 - FDP SUBMITTAL
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- 04.20.2017 - PERMIT RESUBMITTAL
- 07.10.2017 - CONTRACT SET

REVISIONS

- 03.07.2017 - ADDENDUM #2
- 03.10.2017 - ADDENDUM #3

DATE

February 13, 2017

Job No.

575316

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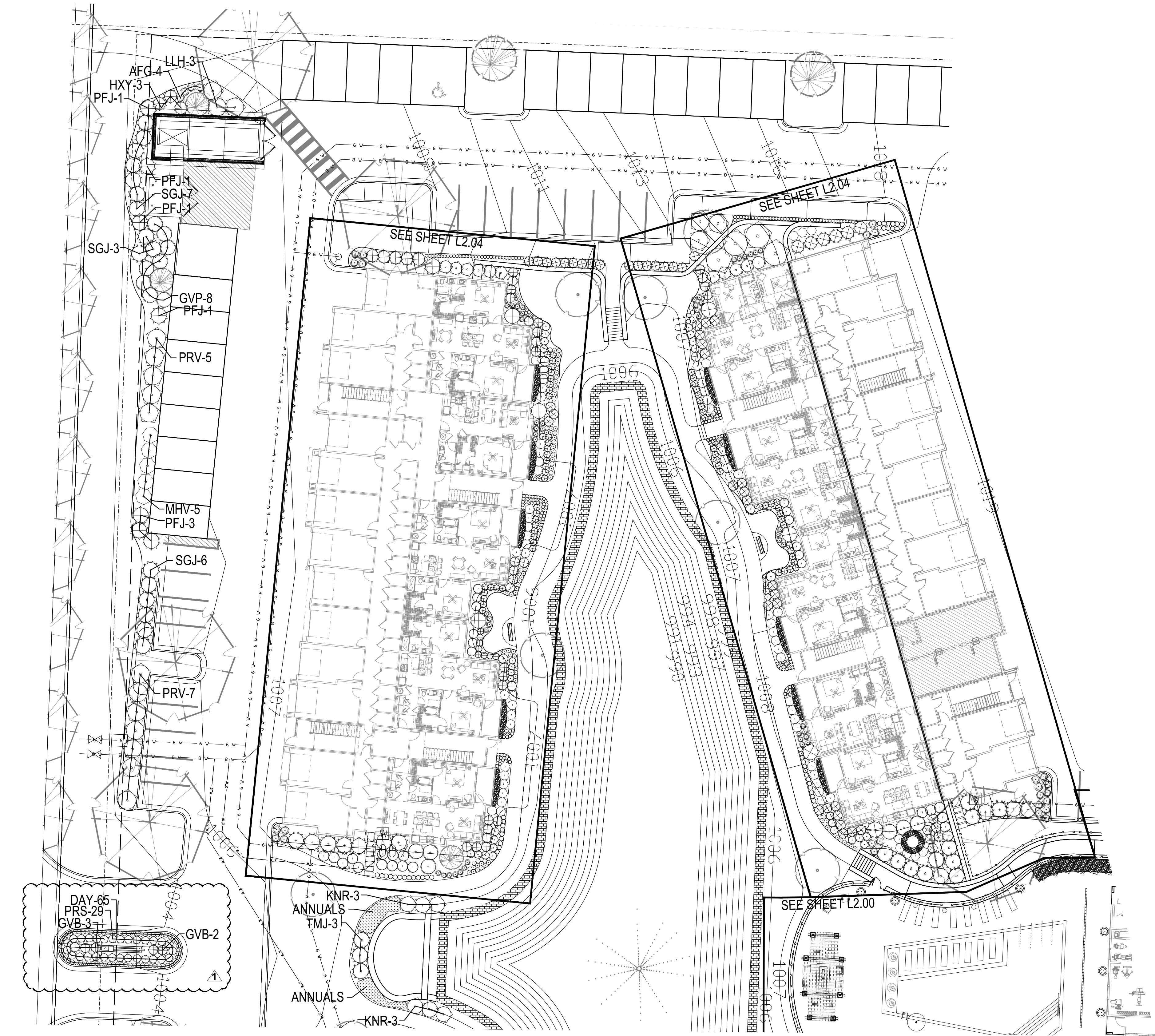
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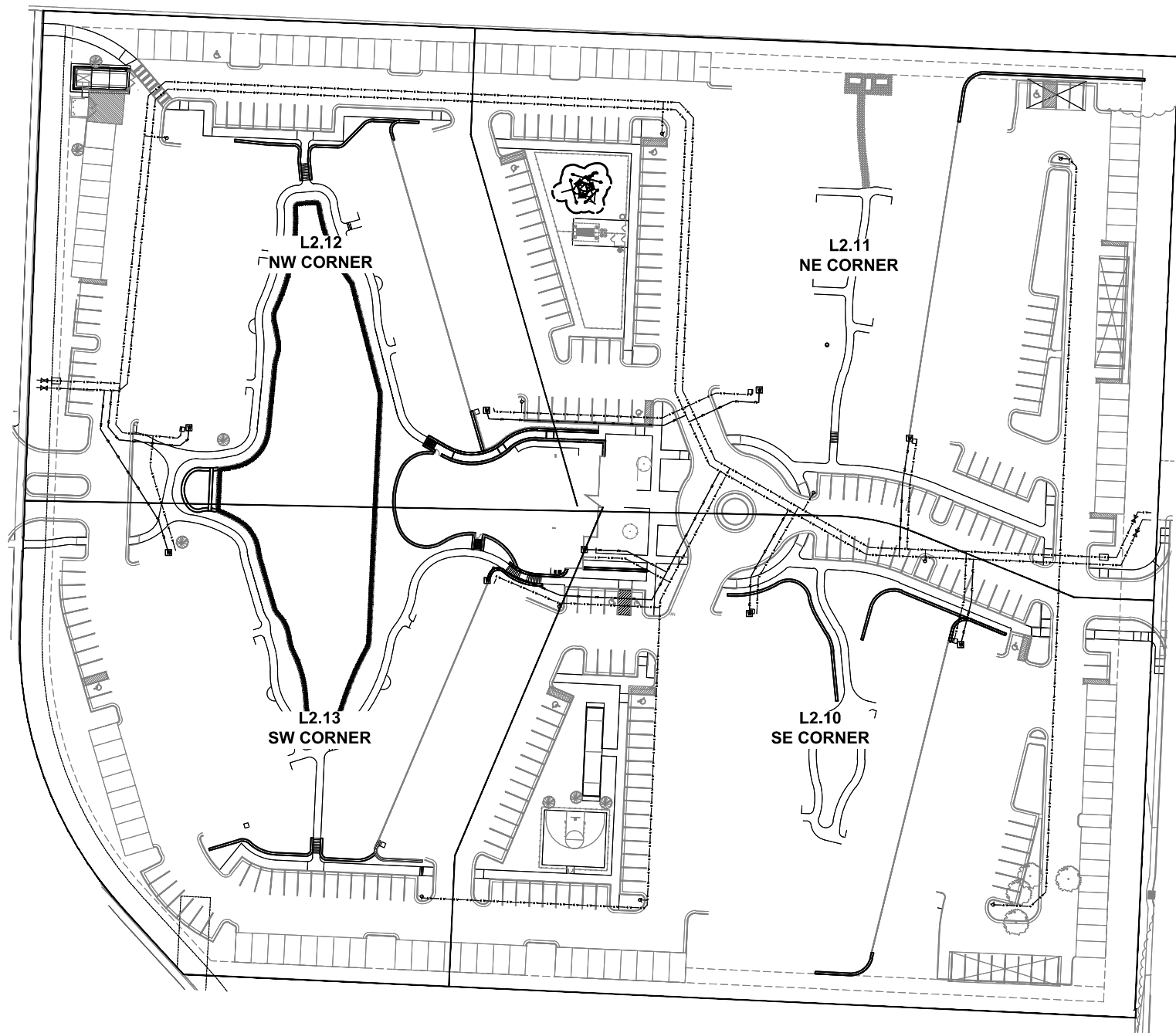
PLANTING PLAN - NW CORNER

SCALE 1"=20'-0"

0 20' 40' 60'



NORTH



KEY PLAN

NTS



NORTH

PLANT LIST

Evergreen Shrubs		
BRJ Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
GGS Globe Blue Spruce (on standard)	Picea pungens 'Glauea globosa'	5 Gal.
GMC Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.
GVB Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY Taylor Juniper	Juniperus chinensis 'Taylor Juniper'	5' Ht. B&B
TWJ Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WYW Wardi Yew	Taxus x media 'Wardi'	5 Gal.
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CPB Crimson Pymy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pymy'	2 Gal.
DBB Dwarf Burning Bush	Euonymus Alatus 'Compacta'	5 Gal.
DRT Ivory Halo Dogwood	Cornus alba 'Baillioi'	2 Gal.
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MHV Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
PRS Oso Easy Paprika Rose	Rosa 'ChewMayTime'	2 Gal.
QFH Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLQFHP'	2 Gal.
TWN Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	2 Gal.
VBM Alleghany Viburnum	Viburnum x rhytidophyloides 'Alleghany'	5 Gal.
Grasses		
AFG Autumn Flame Grass	Miscanthus 'Purpureascens'	1 Gal.
KFG Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
PDS Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLR Variegated Linoleo	Liriodie muscarii variegata	6" pot
Perennials		
CPC Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSD Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
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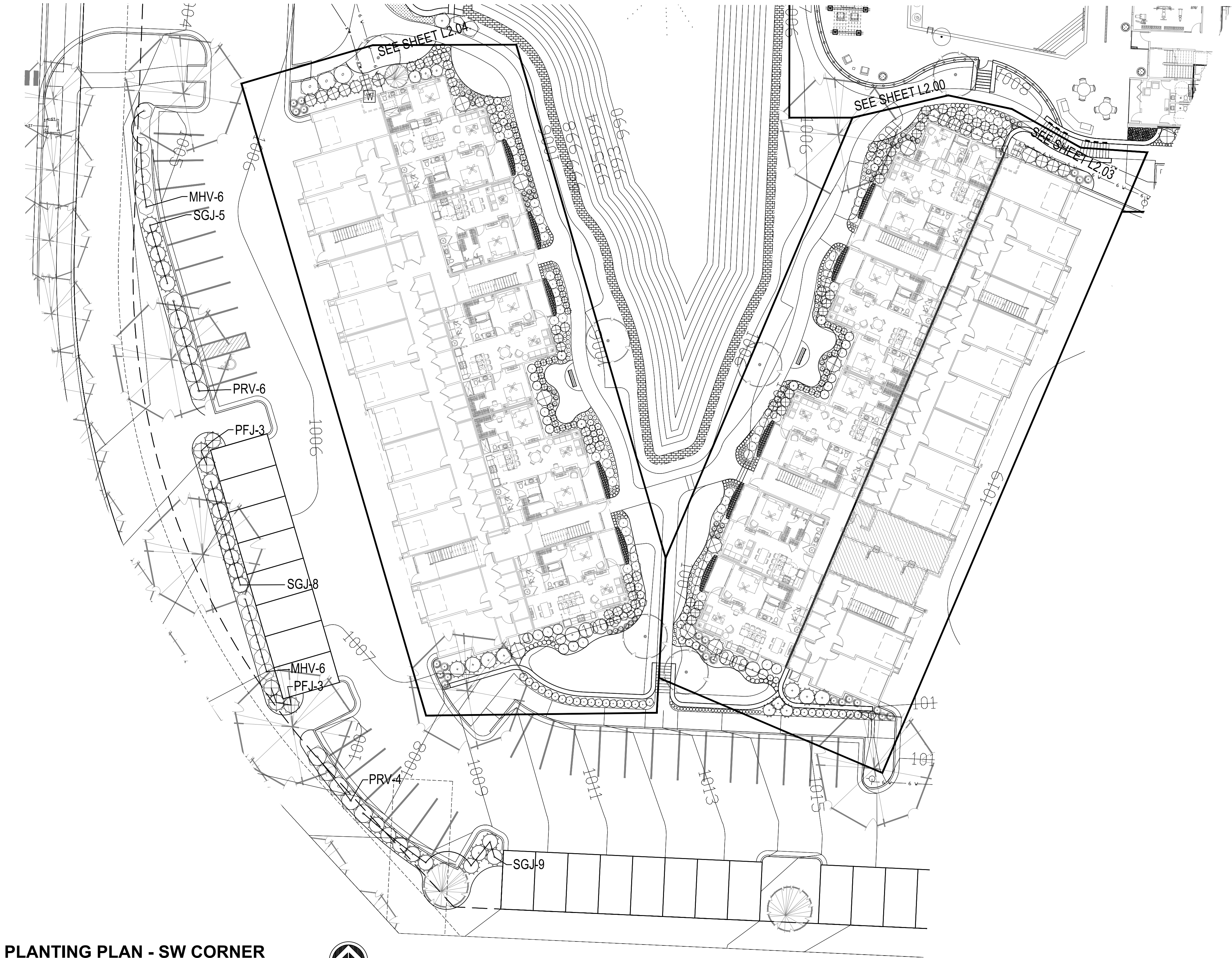
REVISIONS

- 03.07.2017 - ADDENDUM #2
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DATE
February 13, 2017
Job No.
575316
DRAWN BY:

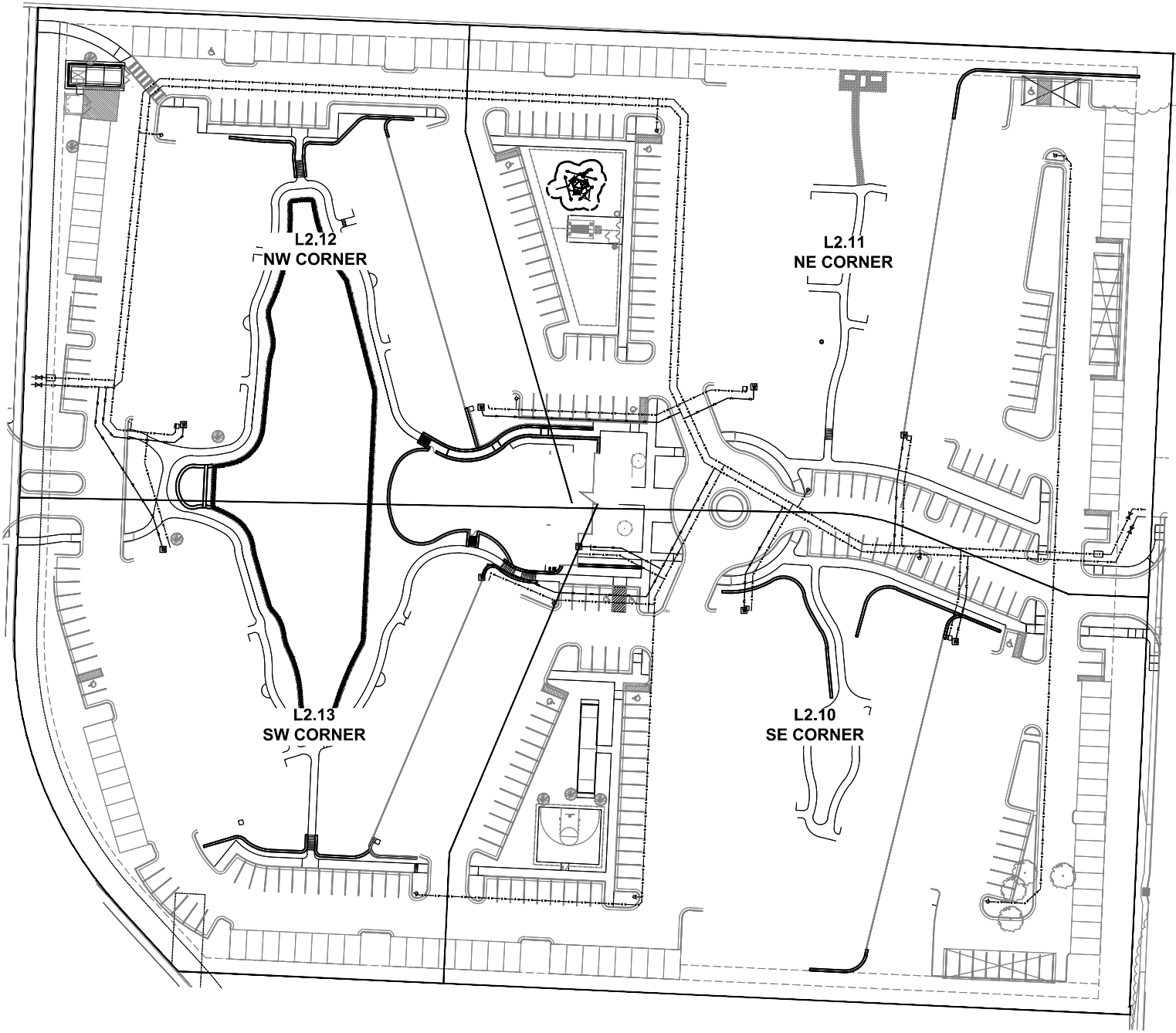
SHEET NO.

L2.12



PLANTING PLAN - SW CORNER

SCALE 1"=20'-0"



KEY PLAN

NTS



PLANT LIST

Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.
CBH	China Boy Holly	Ilex x meserveae 'Mesdob'	5 Gal.
CGH	China Girl Holly	Ilex x meserveae 'Mesog'	5 Gal.
GBS	Globe Blue Spruce (on standard)	Picea pungens 'Glovesa globosa'	5 Gal.
GMC	Gold Mop Cypress	Chamaecyparis plicifera 'Yellow Thread Branch'	5 Gal.
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal.
GVP	Golden Vicary Privet	Ligustrum x vicaryi	5 Gal.
HXY	Hick's Yew	Taxus x media 'Hicksii'	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht. B&B
PRV	Prague Viburnum 'Pragense'	Viburnum 'Pragense'	5 Gal.
SBW	Sprinter Boxwood	Buxus microphylla 'Sprinter'	5 Gal.
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal. 24-30"
TAY	Taylor Juniper	Taylor Upright Juniper	5' Ht. B&B
TMU	Tom Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.
WYW	Ward's Yew	Taxus x media 'Wardii'	5 Gal.
Deciduous Shrubs			
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	5 Gal.
DRT	Ivory Halo Dogwood	Cornus alba 'Ballfield'	2 Gal.
GMS	Goldmound spirea	Spiraea japonica 'Goldmound'	2 Gal.
KNR	Knockout Rose	Rosa knockout	5 Gal.
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.
LLH	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	2 Gal.
MRV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	5 Gal.
PRS	Pink Easy Paprika Rose	Rosa 'Chewley' time	2 Gal.
QFH	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMLOFHP'	2 Gal.
TWN	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	2 Gal.
VBM	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'	5 Gal.
Grasses			
AFG	Autumn Flame Grass	Miscanthus 'Purpurascens'	1 Gal.
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.
VLK	Variegated Liriope	Liriope muscari variegata	6" pot
Perennials			
CPC	Carnival Peach Parfait Coral Bells	Heuchera 'Carnival Peach Parfait'	1 Gal.
DAY	Daylily	Hemerocallis 'Crimson Pirate' or 'Mauna Loa'	1 Gal.
FSD	Fire Witch Dianthus	Dianthus 'Fire Witch'	1 Gal.
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.
Annals			

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 4' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE 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.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.



- MATERIALS:**
13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
16. STEEL EDGING SHALL BE 3/16" x 4" RYERSON STEEL EDGING OR EQUAL.
17. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. NO WIRE AND NO ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CONCH TIES" BY J. LUCHENTHALER, "ADA-TIE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED HEADS THAT SNAP LOCK BY ALM. LEONARD AND SONS.
18. SOIL SHALL BE CERTIFIED TURFGRASS SOIL COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOIL SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARANDENSIS) VARIETIES: A NATIVE MIXTURE OF HOUMDRO, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOIL SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 3-3 WEEKS PRIOR TO CUTTING. ALL SOIL SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
19. SEED MIXTURE SHALL BE TURF TYPE TALL FESCUE 75%, PERENNIAL RYE 20%, BLUEGRASS 5%, APPLICATION RATE: 12LBS/1000 S.F.
- A. FESCUE - PROVIDE A 3 WAY BLEND FROM THE FOLLOWING 5 VARIETIES: REBEL JR. TALL FESCUE, BAR LEXUS TALL FESCUE, APACHE II TALL FESCUE, BONANZA II TALL FESCUE, MILLENNIUM TALL FESCUE
- B. PERENNIAL RYEGRASS - OMNI RYEGRASS
- C. KENTUCKY BLUE GRASS - PROVIDE A 2 WAY BLEND FROM THE FOLLOWING 3 VARIETIES: NUGLADE BLUEGRASS, RAVEN KENTUCKY BLUEGRASS, NOTTINGHAM KENTUCKY BLUEGRASS

REMARKS:

- 1 PROVIDE WITH (2) HEADS AT 180° FROM EACH OTHER.
- 2 PROVIDE WITH (1) HEAD.
- 3 MOUNT ON 20" POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
- 4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
- 5 MOUNT OVER GARAGE DOORS.
- 6 MOUNT AT 12' AFG.
- 7 MOUNT UNDER CARPORT CANOPY.
- 8 RECESS IN SIDE OF STAIR WALL
- 9 EQUIVALENT BY COOPER.

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A NEW DEVELOPMENT FOR:

THE RESIDENCES AT ECHELON

MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

A NEW DEVELOPMENT FOR:

DRAWING RELEASE LOG

- 08.05.2016 - PRELIM. DEVEL. PLAN.
- 09.06.2016 - REVISED PDP
- 02.03.2017 - FDP SUBMITTAL
- 02.13.2017 - PERMIT SUBMITTAL

REVISIONS
1 ● 03.29.2017 - ADDENDUM #3

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