

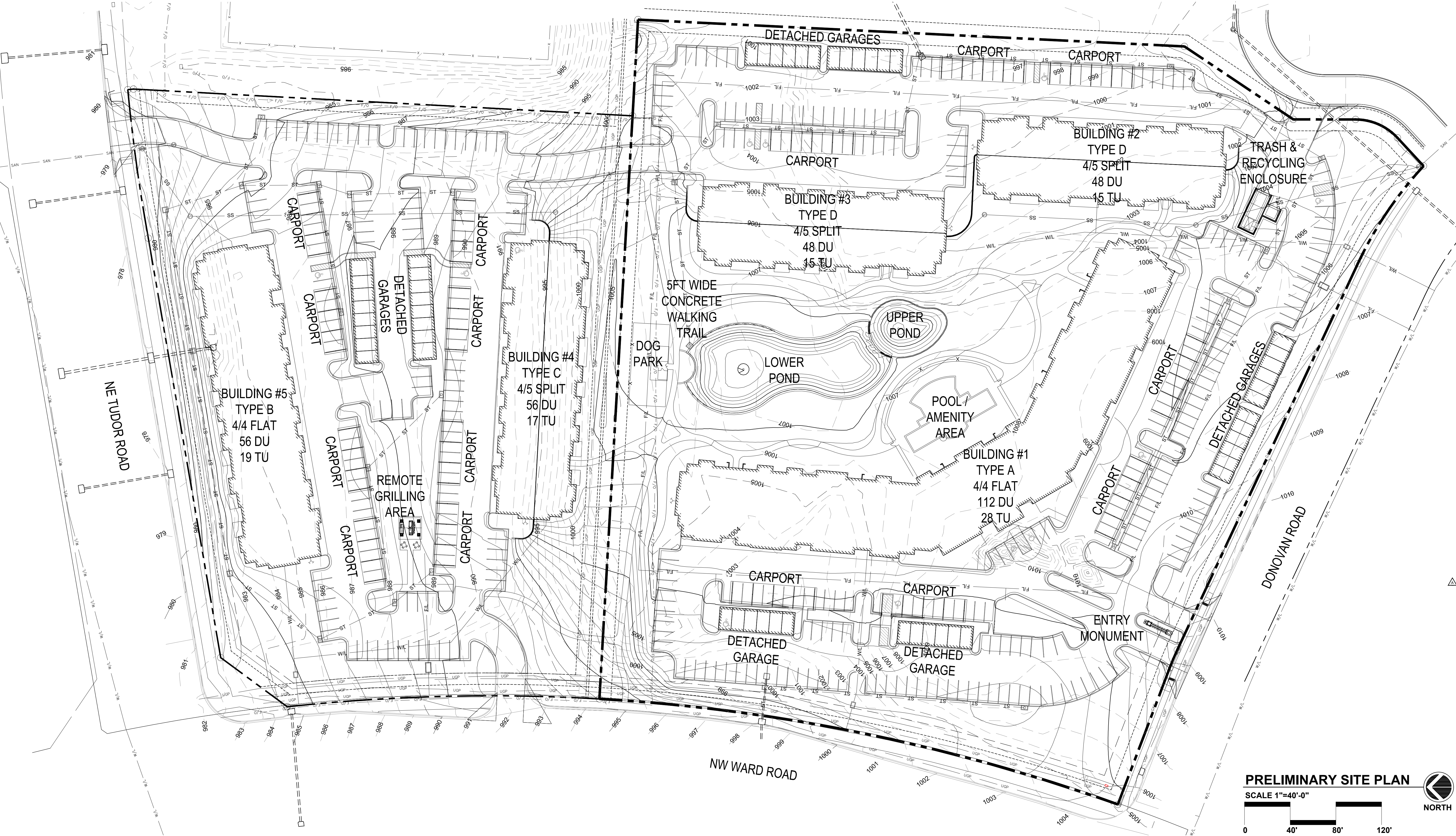
SITE DATA:

PROPOSED BUILDINGS:

- 4-STORY & 4-STORY + BASEMENT
- TYPE V-A
- 320 DWELLING UNITS

PROPOSED PARKING:

- TUCK UNDER GARAGES = 94 STALLS
- DETACHED GARAGES - 52 STALLS
- CARPORTS = 103 STALLS
- SURFACE STALLS = 308 STALLS
- TOTAL PARKING PROVIDED = 557 STALLS
- ACCESSIBLE PARKING PROVIDED = 11 STALLS (2%) - 9 STANDARD, 2 VAN
- 557 STALLS / 320 DU's = 1.74 STALLS / DU



A NEW APARTMENT COMMUNITY AT:

SUMMIT SQUARE II

DONOVAN RD. & WARD RD.
LEE'S SUMMIT, MISSOURI

| DRAWING RELEASE LOG | |
|------------------------------|--|
| 04.13.2018 - FDP SUBMITTAL | |
| 05.11.2018 - FDP RESUBMITTAL | |

REVISIONS

DATE
04/13/2018
JOB NO.
614618
DRAWN BY:
NSPJ
SHEET NO.

PRELIMINARY SITE PLAN
SCALE 1"=40'-0"



SP1.00

PLANT LIST:

| | Common Name | Botanical Name | Size | Notes |
|------------------|-------------|---------------------------|--|-------------|
| Shade Trees | BKT | Black Tupelo | Nyssa sylvatica | 3" Cal. B&B |
| | CSM | Caddo Sugar Maple | Acer saccharum Caddo 'Autumn Splendor' | 3" Cal. B&B |
| | FEM | Frontier Elm | Ulmus carpinifolia x parvifolia 'Frontier' | 3" Cal. B&B |
| | GRT | Golden Raintree | Koelreuteria paniculata | 3" Cal. B&B |
| | GWV | Golden Weeping Willow | Salix alba 'Tristis' | 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 |
| Evergreen Trees | ZEL | Village Green Zelkova | Zelkova serrata 'Village Green' | 3" Cal. B&B |
| | BSP | Bakeri Blue Spruce | Picea pungens 'Bakeri' | 8' Ht. B&B |
| | ERC | Juniperus virginiana | Red Cedar | 8' Ht. B&B |
| Ornamental Trees | NWS | Norway Spruce | Picea abies | 8' Ht. B&B |
| | AMG | Ann Magnolia | Magnolia liliflora x stellata 'Ann' | 3" Cal. B&B |
| | JTL | Japanese Tree Lilac | Syringia reticulata | 3" Cal. B&B |
| | RRC | Royal Raindrops Crabapple | Malus 'JFS-KW5' Royal Raindrops | 3" Cal. B&B |
| | RVB | River Birch | Betula Nigra | 3" Cal. B&B |
| | SBM | Sweetbay Magnolia | Magnolia virginiana v. australis | 3" Cal. B&B |
| | | | | |

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
(14.090.A.1): 1 TREE PER 20 L.F.

| | | |
|------------------------------------|----|-----|
| NE TUDOR ROAD = +/- 540 L.F. /30 = | 18 | 18 |
| NW WARD ROAD = +/- 746 L.F. /30 = | 25 | 25 |
| DONOVAN ROAD = +/- 570 L.F. /30 = | 19 | 18* |

*TOTAL NUMBER OF TREES REDUCED DUE TO EXISTING UTIL. EASEMENTS TO REMAIN AND ENTRY DRIVES

(14.090.A.2): N/A

(14.090.A.3): 1 SHRUB PER 20 L.F.

| | | |
|------------------------------------|----|---------|
| NE TUDOR ROAD = +/- 540 L.F. /20 = | 27 | 27 MIN. |
| NW WARD ROAD = +/- 746 L.F. /20 = | 37 | 37 MIN. |
| DONOVAN ROAD = +/- 622 L.F. /20 = | 31 | 31 MIN. |

OPEN YARD AREAS:
(14.090.B.1): 2 SHRUBS PER 5,000 S.F. OF TOTAL LOT AREA

| | |
|--|--------------|
| REQUIRED: | PROVIDED: |
| 556,641 S.F. - 102,688 S.F. = 453,953 S.F. /5,000 = 90.7 * 2 = | 182 182 MIN. |

(14.090.B.2): ACKNOWLEDGED

(14.090.B.3): 1 TREE PER 5,000 S.F. OF TOTAL LOT AREA

| | |
|--|-----------|
| REQUIRED: | PROVIDED: |
| TOTAL LOT AREA = +/- 556,641 S.F. /5,000 = | 111 111 |

(14.090.C): ACKNOWLEDGED

LANDSCAPE STRIPS ALONG STREET FRONTAGE:
(14.100.A-C): ACKNOWLEDGED

PARKING LOT AND LOADING AREA LANDSCAPING:

| | |
|--|--------------------------|
| REQUIRED: | PROVIDED: |
| (14.110.A): TOTAL PARKING AREA = 168,236 S.F. * 5% = | 8,412 SF 8,412 S.F. MIN. |

(14.110.B-D): ACKNOWLEDGED

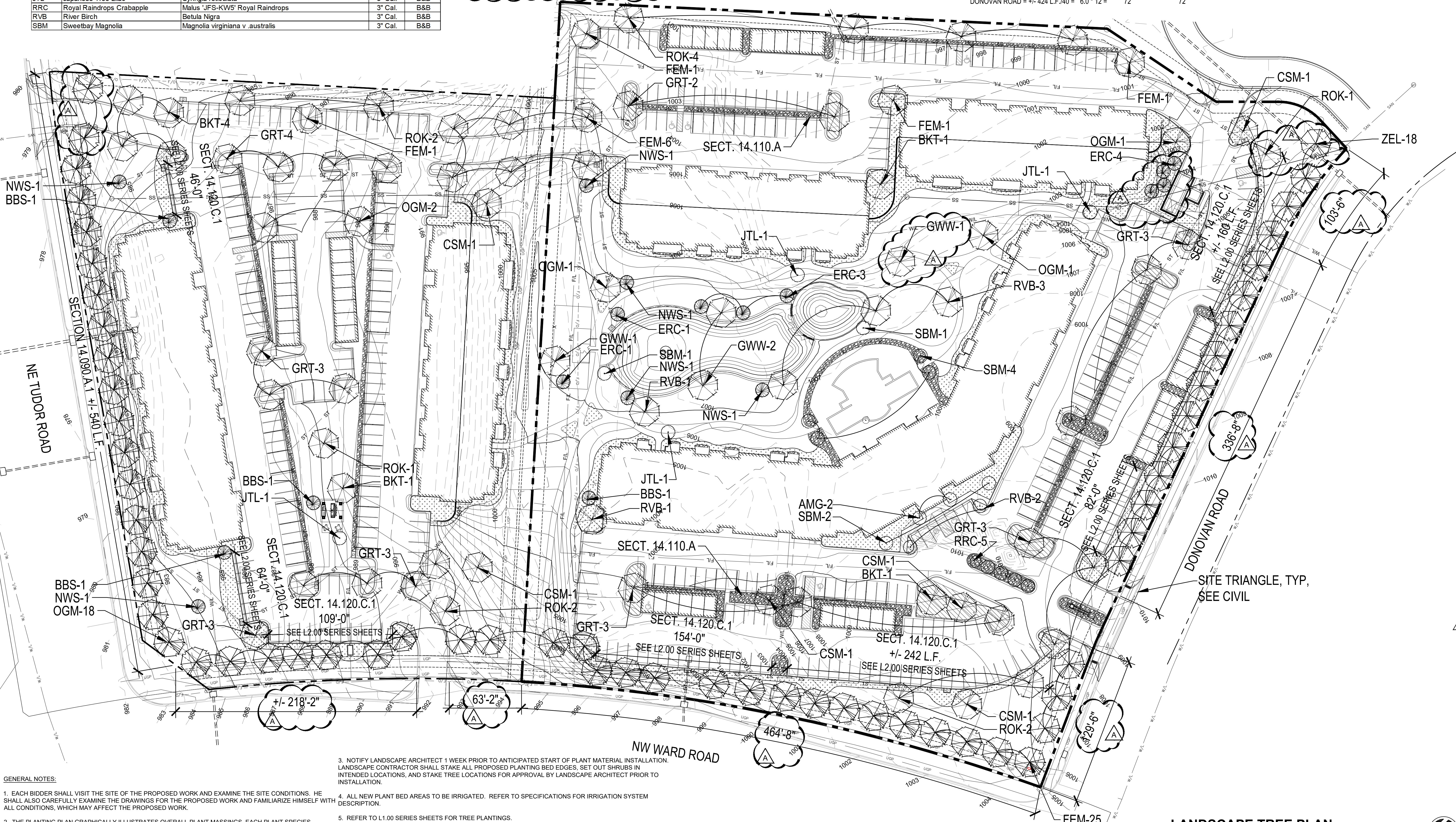
SCREENING, PARKING LOT:
(14.120.A-B): ACKNOWLEDGED

(14.120.C.1): 12 SHRUBS PER 40 L.F. OF PARKING EDGE

| | |
|--|-----------|
| REQUIRED: | PROVIDED: |
| NE TUDOR ROAD = +/- 110 L.F. /40 = 2.75 * 12 = | 33 33 |
| NW WARD ROAD = +/- 505 L.F. /40 = 12.6 * 12 = | 152 152 |
| DONOVAN ROAD = +/- 424 L.F. /40 = 6.0 * 12 = | 72 72 |

HATCH KEY:

- MINIMUM AREA REQUIRED TO MEET SECT. 14.110.A
- FOUNDATION PLANTINGS WITH HARDWOOD MULCH, TYP.



GENERAL NOTES:

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- 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 3' 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.
- 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.
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- 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 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

LANDSCAPE TREE PLAN

SCALE 1"=40'-0"



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- 05.11.2018 - FDP RESUBMITTAL

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614618
DRAWN BY:
NSPJ
SHEET NO.



L1.00

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ

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

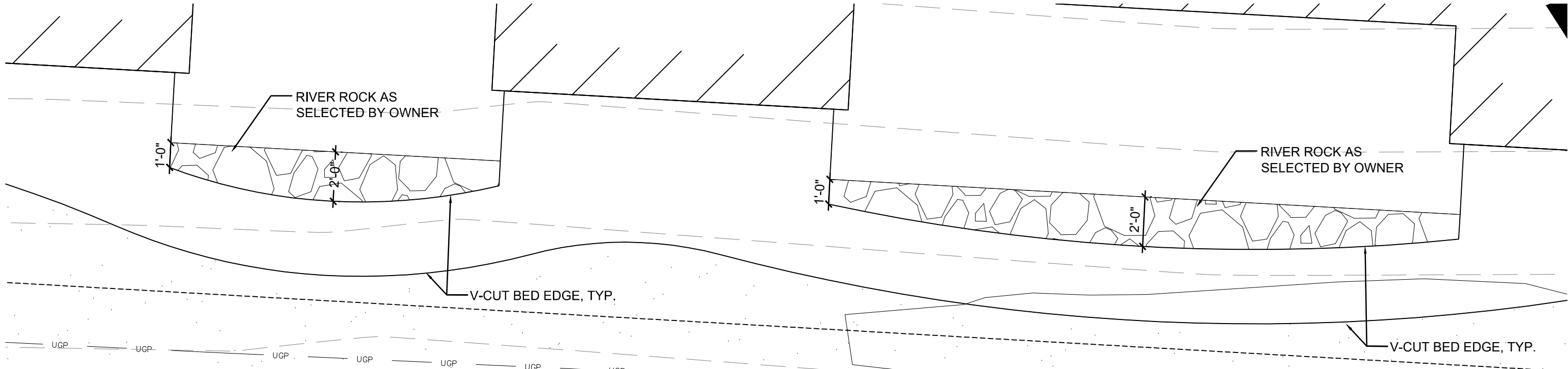
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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SEEDING & SOD NOTES:

1. REFER TO GENERAL NOTES ON PLANTING DETAILS PAGE FOR SEED MIX AND SOD MATERIAL.
2. REFER TO PROJECT SPECIFICATIONS SECTION 3.1 FOR TURF AREA PREPARATION, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.2 FOR ADDITIONAL GRADING AND TILLAGE GUIDELINES & PROCEDURES.
3. REFER TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.3 FOR FERTILIZATION GUIDELINES & PROCEDURES.
4. REFER TO PROJECT SPECIFICATION SECTION 3.3, AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.D FOR SOD INSTALLATION GUIDELINES & PROCEDURES.
5. SEEDING OPTIONS:
 - 5.1. HYDROSEEDING - REFER TO KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.C FOR HYDROSEEDING GUIDELINES & PROCEDURES.
 - 5.2. SOWING - REFER TO PROJECT SPECIFICATIONS SECTION 3.2 AND THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA, DIVISION II, SECTION 2406.4.B FOR SEED SOWING PROCEDURES.
6. SOWN SEED PROTECTION & SECURING METHODS. PROTECT ALL SEEDED AREAS WITH SLOPES NOT EXCEEDING 6:1 (15%) BY EITHER METHOD LISTED IN THE PROJECT SPECIFICATION SECTION 3.2.D.
7. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE PROJECT GENERAL NOTES, PROJECT SPECIFICATIONS, AND APWA SECTION 2400, THE MOST STRINGENT GUIDELINE APPLIES.

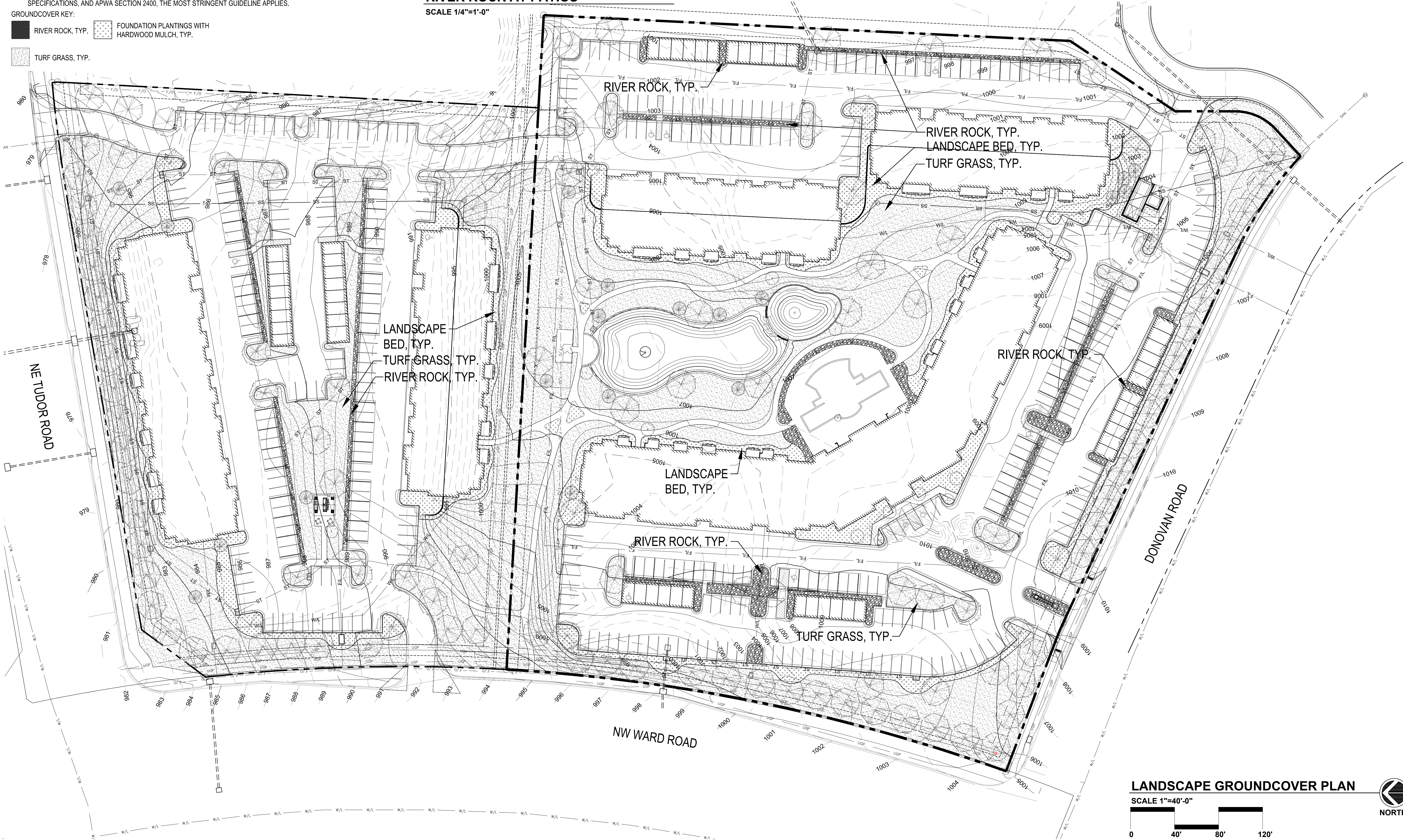
GROUND COVER KEY:

- RIVER ROCK, TYP.
- FOUNDATION PLANTINGS WITH
HARDWOOD MULCH, TYP.
- TURF GRASS, TYP.



RIVER ROCK AT PATIOS

SCALE 1/4"=1'-0"



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DRAWING RELEASE LOG

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| ● | 04.13.2018 - FDP SUBMITTAL |
| ▲ | 05.11.2018 - FDP RESUBMITTAL |

REVISIONS

DATE
04/13/2018
JOB NO.
614618
DRAWN BY:
NSPJ
SHEET NO.
L1.01A

0 40' 80' 120'

LANDSCAPE GROUND COVER PLAN
SCALE 1"=40'-0"

NORTH



LANDSCAPE PLAN KEY

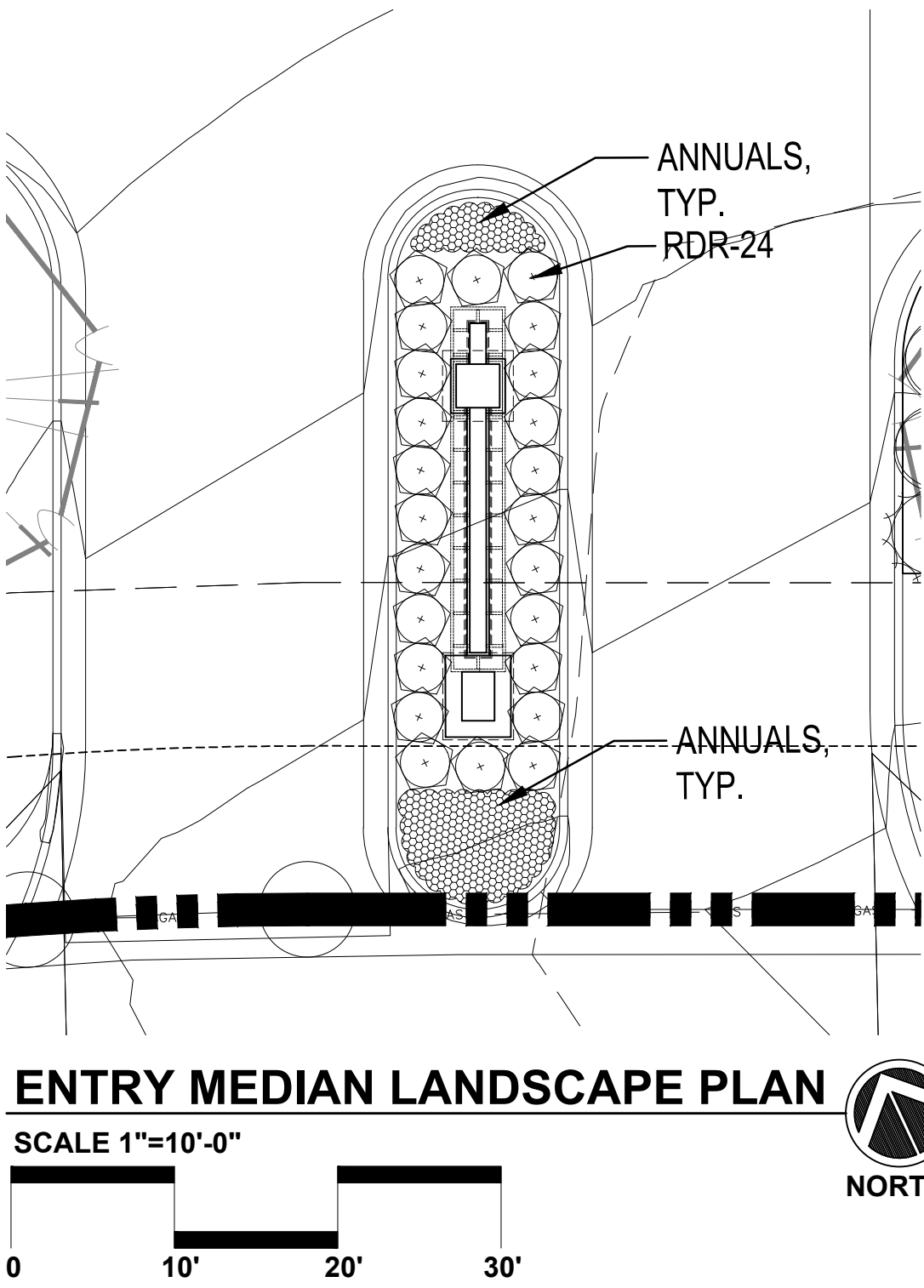
NTS

PLANT LIST:

| | Common Name | Botanical Name | Size | Notes |
|-------------------------|-------------------------|--|--------|----------|
| Evergreen Shrubs | | | | |
| BWD | Sprinter Boxwood | Buxus microphylla 'Sprinter' | 2 Gal. | 24-36" |
| GMC | Goldmop Cypress | Chamaecyparis pisifera 'Golden Mop' | 5 Gal. | |
| SGJ | Sea Green Juniper | Juniperus chinensis 'Sea Green' | 5 Gal. | 24-30" |
| TMJ | Tam Juniper | Juniperus sabina 'Tamariscifolia' | 5 Gal. | |
| Deciduous Shrubs | | | | |
| GLS | Gro-Low Sumac | Rhus aromatica 'Gro-Low' | 2 Gal. | |
| KNR | Knockout Rose | Rosa knockout | 5 Gal. | |
| LHS | Little Henry Sweetspire | Itea virginica 'Little Henry's Garnet' | 2 Gal. | |
| RDR | Red Drift Rose | Rosa x 'Meigalpio' | 2 Gal. | |
| SBW | Sonic Bloom Weigela | Weigela florida 'Verweig-6' | 3 Gal. | 18" Min. |
| Grasses | | | | |
| DFG | Hamel Grass | Pennisetum alopecuroides 'Hameln' | 2 Gal. | |
| KFG | Karl Foerster Grass | Calamagrostis x acutiflora 'Karl Foerster' | 2 Gal. | |

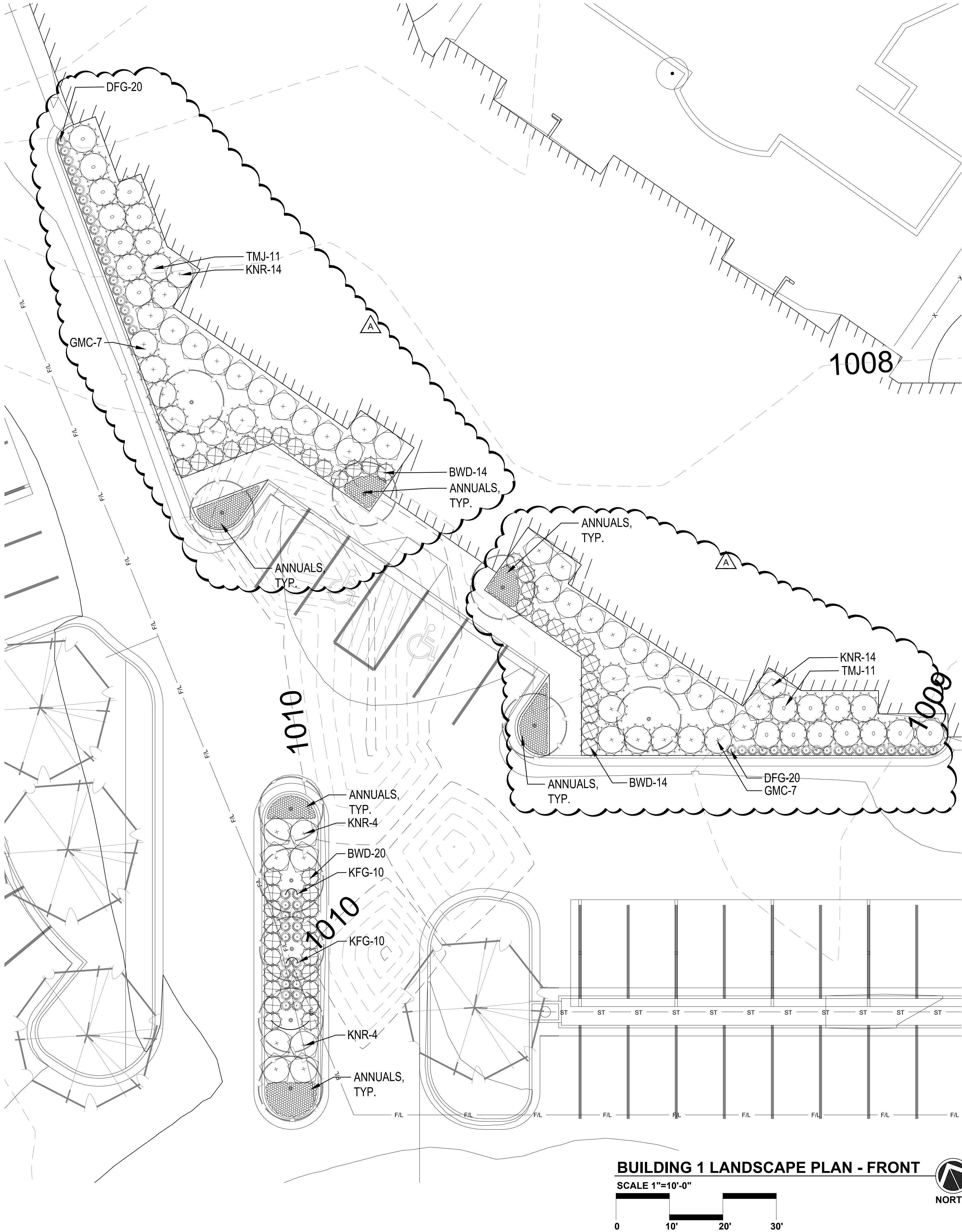
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ENTRY MEDIAN LANDSCAPE PLAN

SCALE 1"=10'-0"



BUILDING 1 LANDSCAPE PLAN - FRONT

SCALE 1"=10'-0"

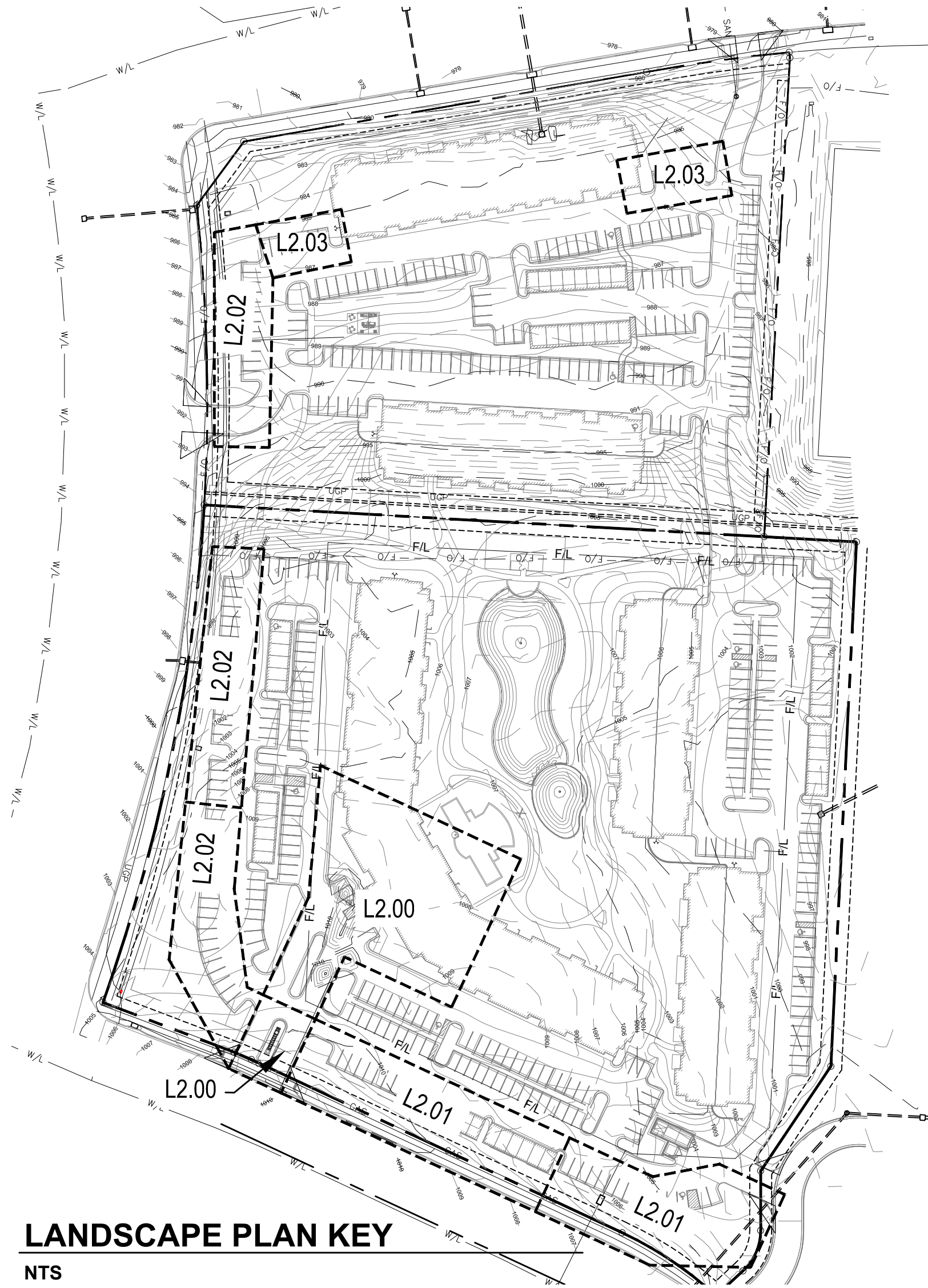


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REVISIONS



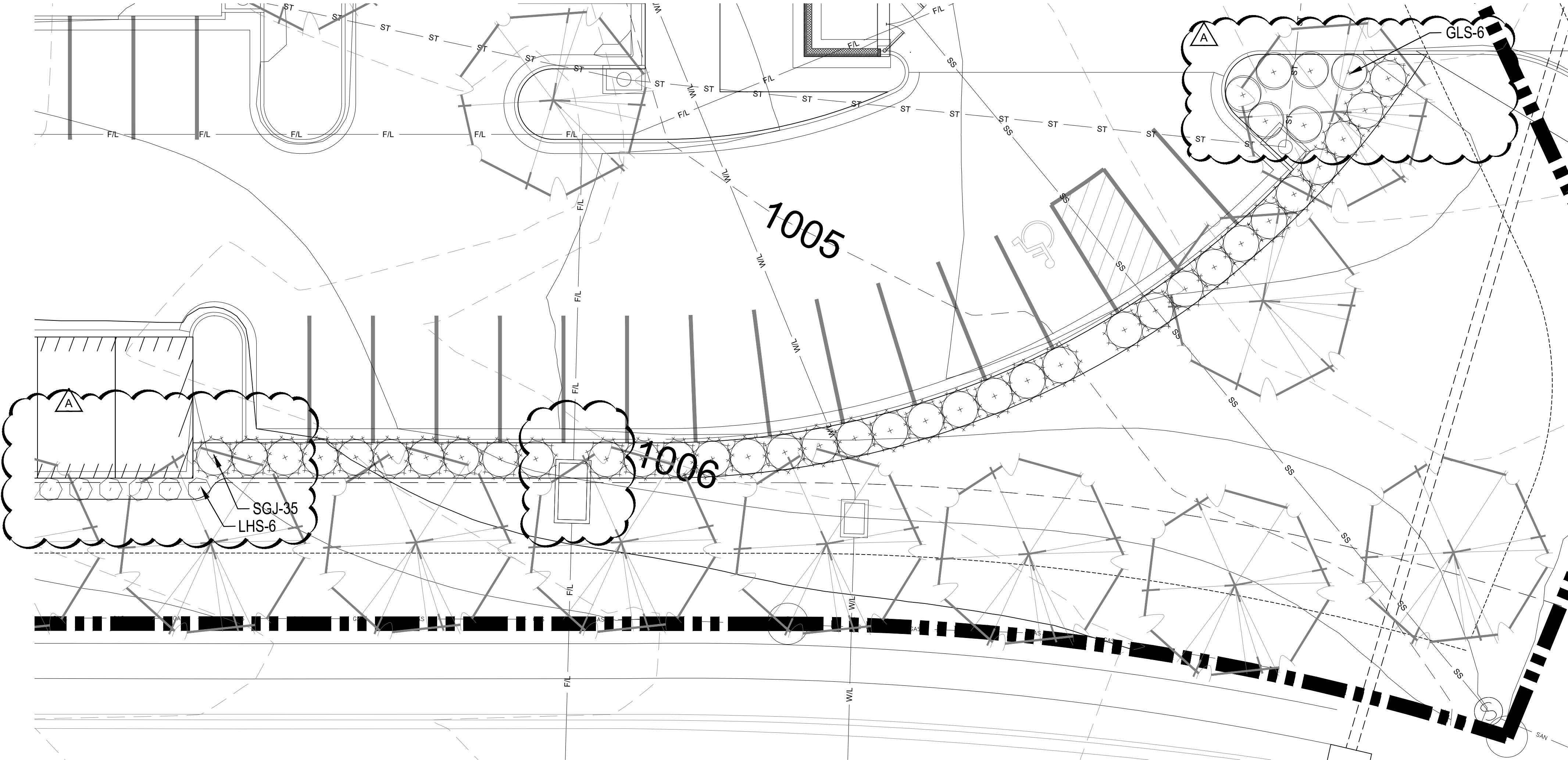
LANDSCAPE PLAN KEY

NTS
PLANT LIST:

| | Common Name | Botanical Name | Size | Notes |
|-------------------------|-------------------------|--|--------|----------|
| Evergreen Shrubs | | | | |
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| SGJ | Sea Green Juniper | Juniperus chinensis 'Sea Green' | 5 Gal. | 24-30" |
| TMJ | Tam Juniper | Juniperus sabina 'Tamariscifolia' | 5 Gal. | |
| Decidious Shrubs | | | | |
| GLS | Gro-Low Sumac | Rhus aromatica 'Gro-Low' | 2 Gal. | |
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| RDR | Red Drift Rose | Rosa x 'Meigalpio' | 2 Gal. | |
| SBW | Sonic Bloom Weigela | Weigela florida 'Verweig-6' | 3 Gal. | 18" Min. |
| Grasses | | | | |
| DFG | Hamelin Grass | Pennisetum alopecuroides 'Hamelin' | 2 Gal. | |
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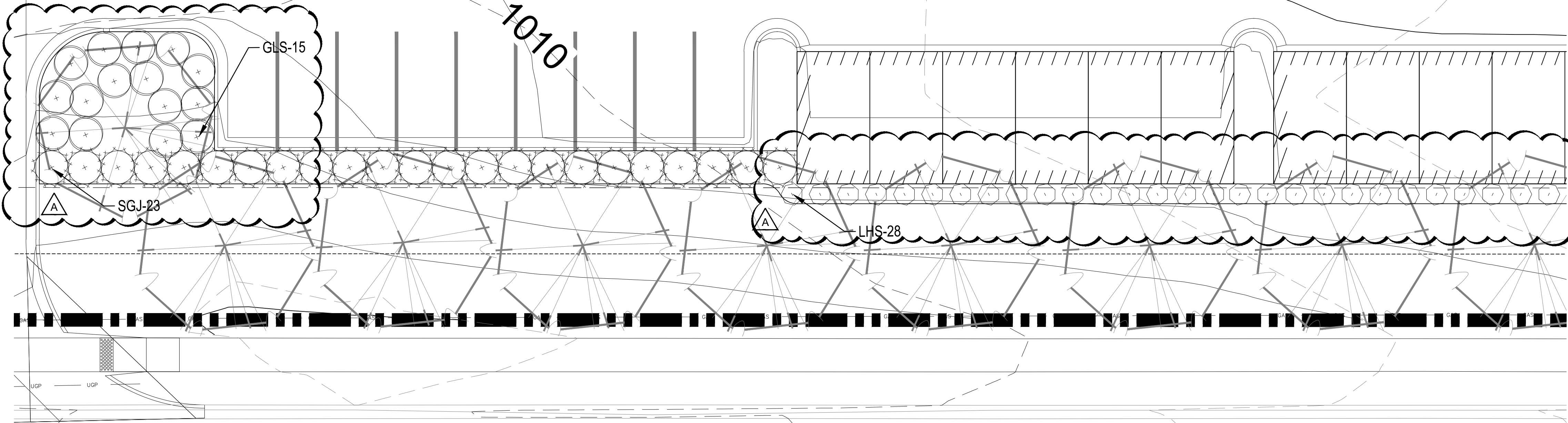
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PERIMETER LANDSCAPE PLAN - DONOVAN ROAD

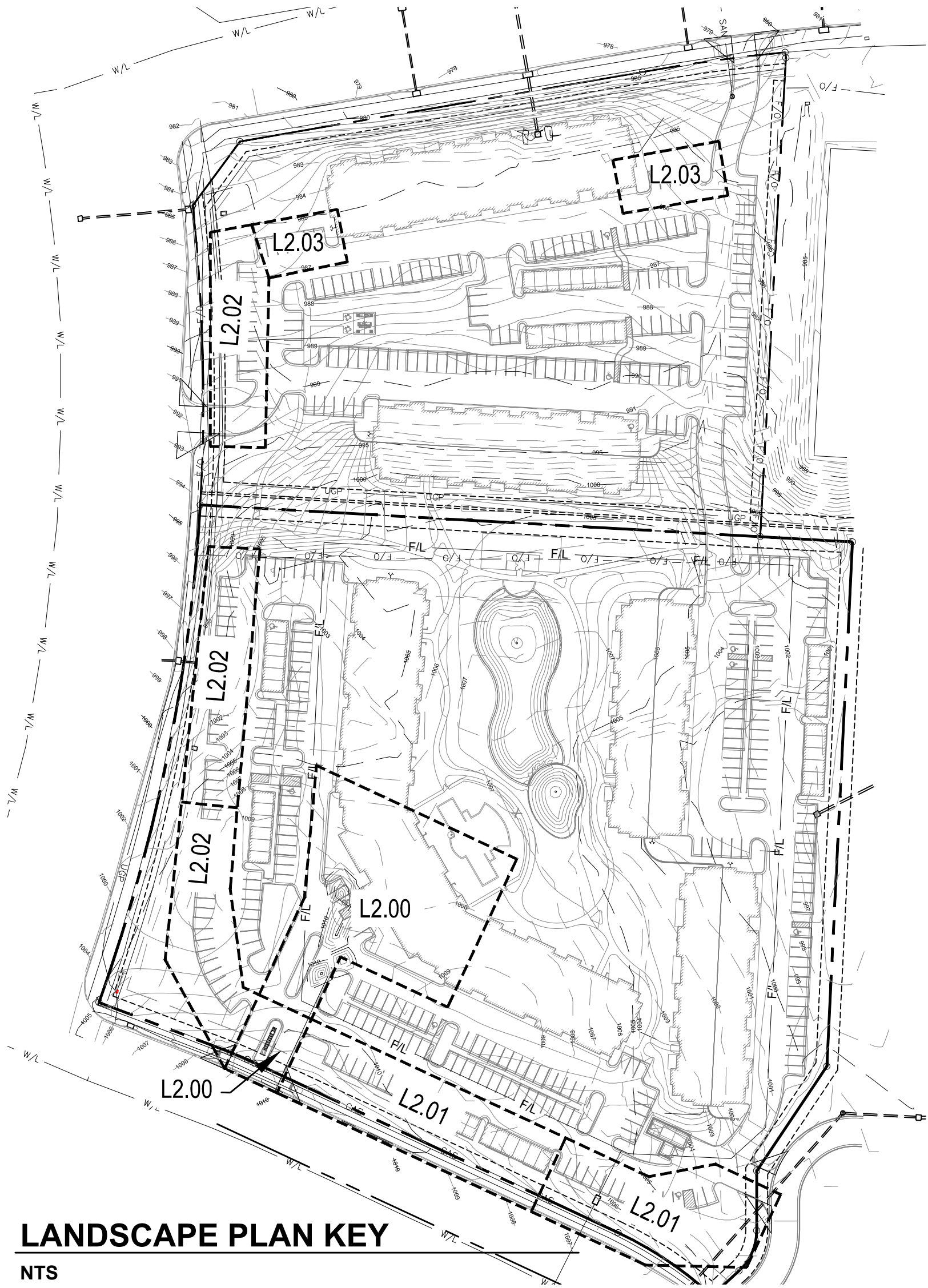
SCALE 1"=10'-0"



PERIMETER LANDSCAPE PLAN - DONOVAN ROAD

SCALE 1"=10'-0"



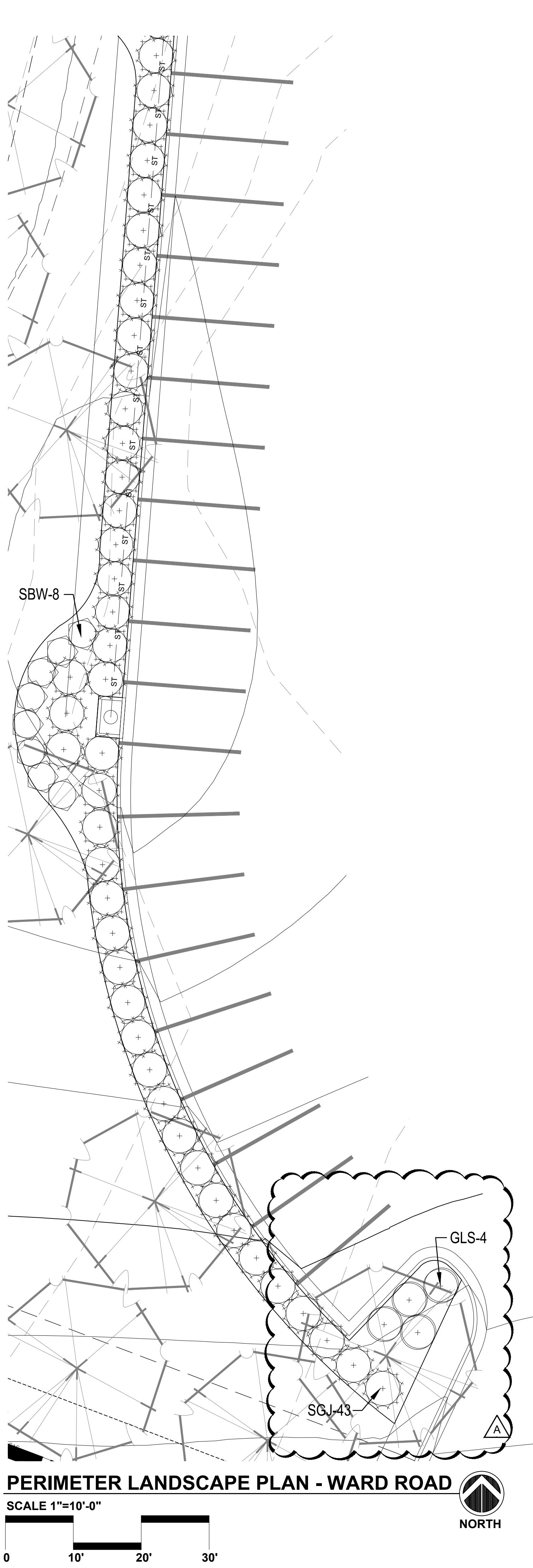
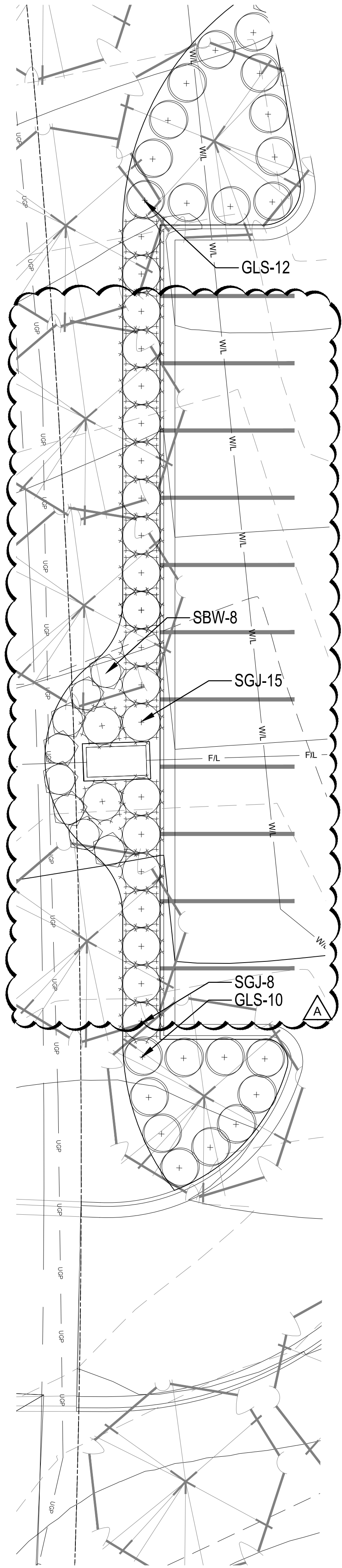


LANDSCAPE PLAN KEY

NTS
PLANT LIST:

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PERIMETER LANDSCAPE PLAN - WARD ROAD
SCALE 1"=10'-0"
NORTH

A NEW APARTMENT COMMUNITY AT:
SUMMIT SQUARE II
DONOVAN RD. & WARD RD.
LEE'S SUMMIT, MISSOURI

- DRAWING RELEASE LOG
- 04.13.2018 - FDP SUBMITTAL
 - 05.11.2018 - FDP RESUBMITTAL

REVISIONS

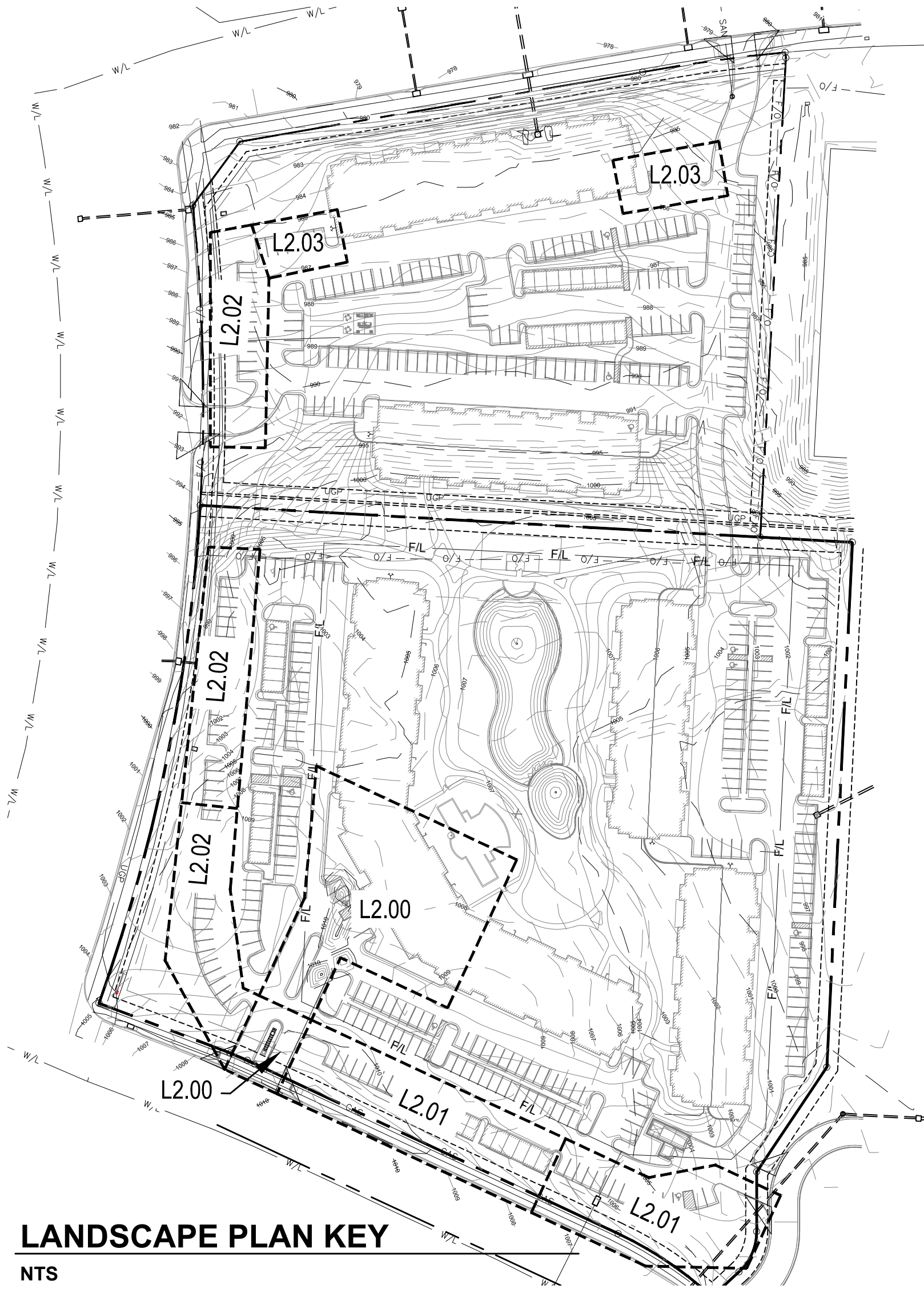
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04/13/2018
JOB NO.
614618
DRAWN BY:
NSPJ
SHEET NO.

L2.02

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

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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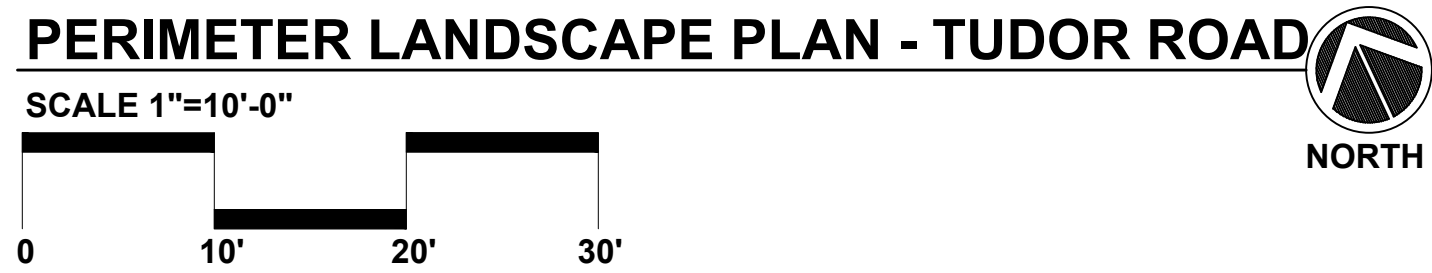
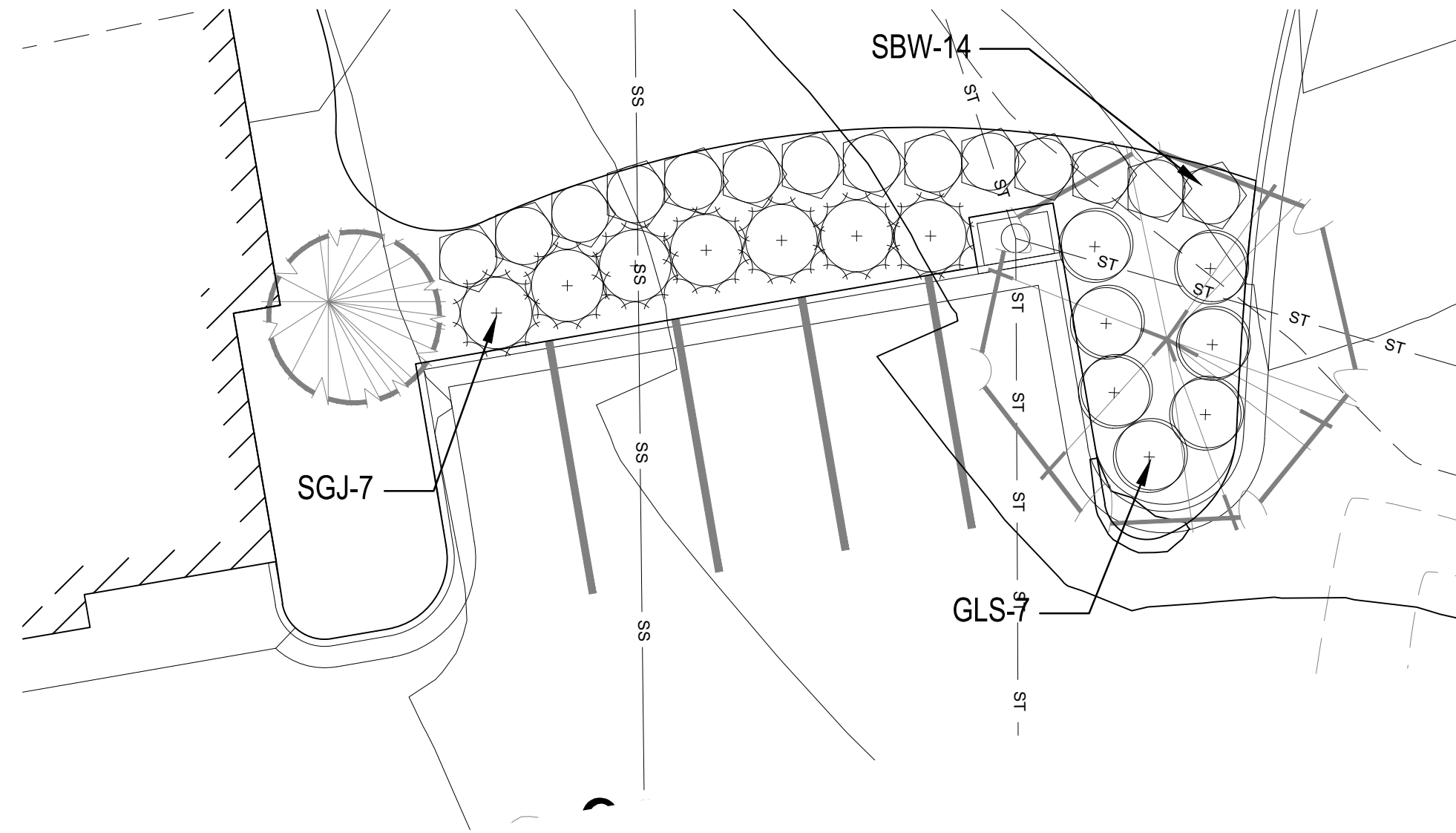
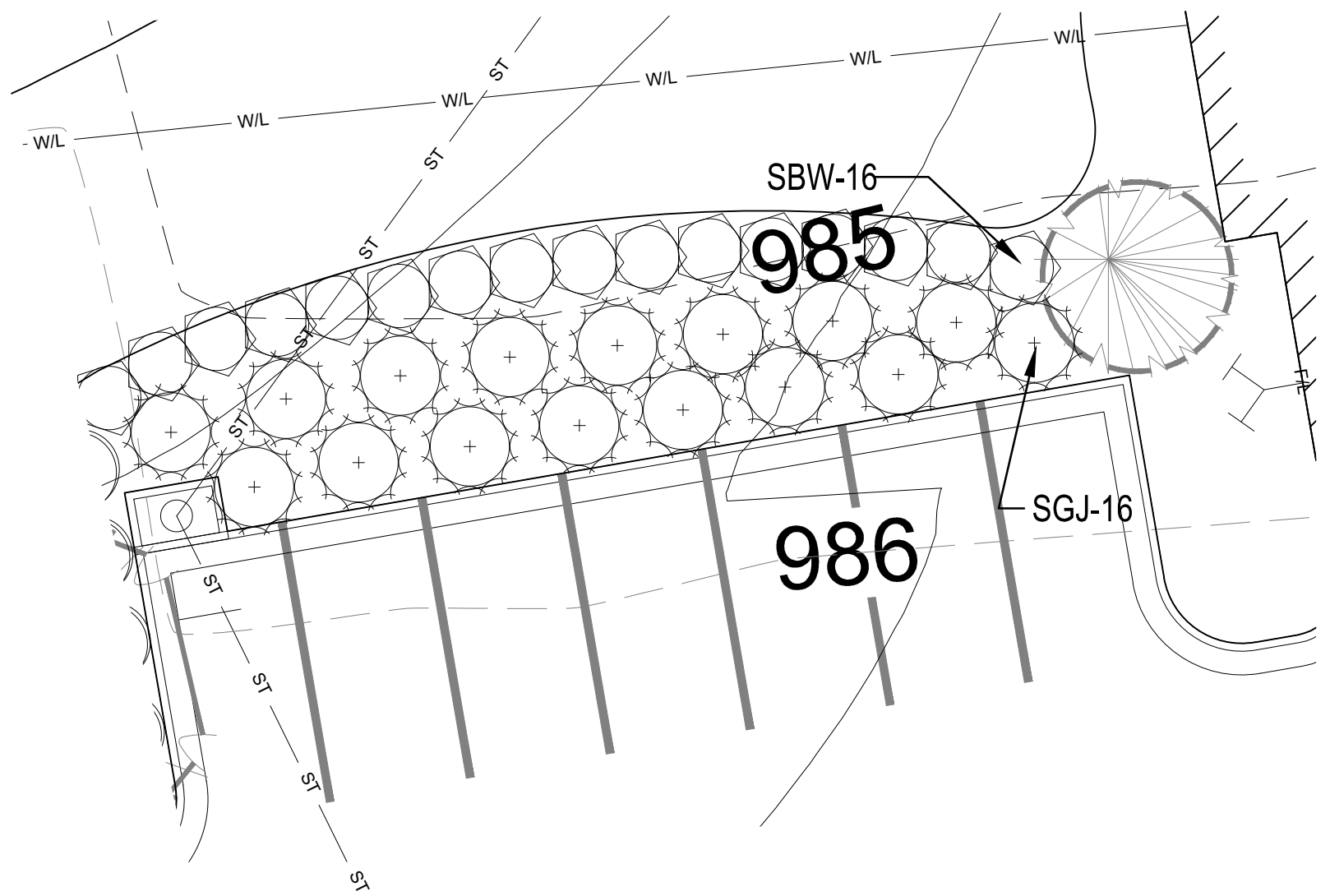


LANDSCAPE PLAN KEY

NTS
PLANT LIST:

| | Common Name | Botanical Name | Size | Notes |
|-------------------------|-------------------------|--|--------|----------|
| Evergreen Shrubs | | | | |
| BWD | Sprinter Boxwood | Buxus microphylla 'Sprinter' | 2 Gal. | 24-36" |
| GMC | Goldmop Cypress | Chamaecyparis pisifera 'Golden Mop' | 5 Gal. | |
| SGJ | Sea Green Juniper | Juniperus chinensis 'Sea Green' | 5 Gal. | 24-30" |
| TMJ | Tam Juniper | Juniperus sabina 'Tamariscifolia' | 5 Gal. | |
| Deciduous Shrubs | | | | |
| GLS | Gro-Low Sumac | Rhus aromatica 'Gro-Low' | 2 Gal. | |
| KNR | Knockout Rose | Rosa knockout | 5 Gal. | |
| LHS | Little Henry Sweetspire | Itea virginica 'Little Henry's Garnet' | 2 Gal. | |
| RDR | Red Drift Rose | Rosa x 'Meigalpio' | 2 Gal. | |
| SBW | Sonic Bloom Weigela | Weigela florida 'Verweig-6' | 3 Gal. | 18" Min. |
| Grasses | | | | |
| DFG | Hameln Grass | Pennisetum alopecuroides 'Hameln' | 2 Gal. | |
| KFG | Karl Foerster Grass | Calamagrostis x acutiflora 'Karl Foerster' | 2 Gal. | |

- 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 3' 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 SHALL BE 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL.. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.



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