

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			
	BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	8' Ht. B&B
	ERC	Juniperus virginiana	Red Cedar	8' Ht. B&B
	NWS	Norway Spruce	Picea abies	8' Ht. B&B
☼	Ornamental Trees			
	AMG	Ann Magnolia	Magnolia liliiflora 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 30 L.F.

NE TUDOR ROAD = +/- 497 L.F./30 =	REQUIRED: 17	PROVIDED: 17
NW WARD ROAD = +/- 743 L.F./30 =	REQUIRED: 25	PROVIDED: 25
DONOVAN ROAD = +/- 570 L.F./30 =	REQUIRED: 19	PROVIDED: 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.

REQUIRED: 25	PROVIDED: 25 MIN.
37	37 MIN.
31	31 MIN.

NE TUDOR ROAD = +/- 497 L.F./20 =
NW WARD ROAD = +/- 746 L.F./20 =
DONOVAN ROAD = +/- 622 L.F./20 =

OPEN YARD AREAS:

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

(TOTAL LOT AREA) - (TOTAL BLDG AREA)	REQUIRED: 182	PROVIDED: 182 MIN.
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(14.090.B.2): ACKNOWLEDGED

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

TOTAL LOT AREA = +/- 556,641 S.F./5,000 =	REQUIRED: 111	PROVIDED: 111
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(14.090.C): ACKNOWLEDGED

LANDSCAPE STRIPS ALONG STREET FRONTAGE:

(14.100.A-C): ACKNOWLEDGED

PARKING LOT AND LOADING AREA LANDSCAPING:

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

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 = +/- 373 L.F./40 =	9.3 * 12 =	112	112

(14.120.C.2-4): N/A

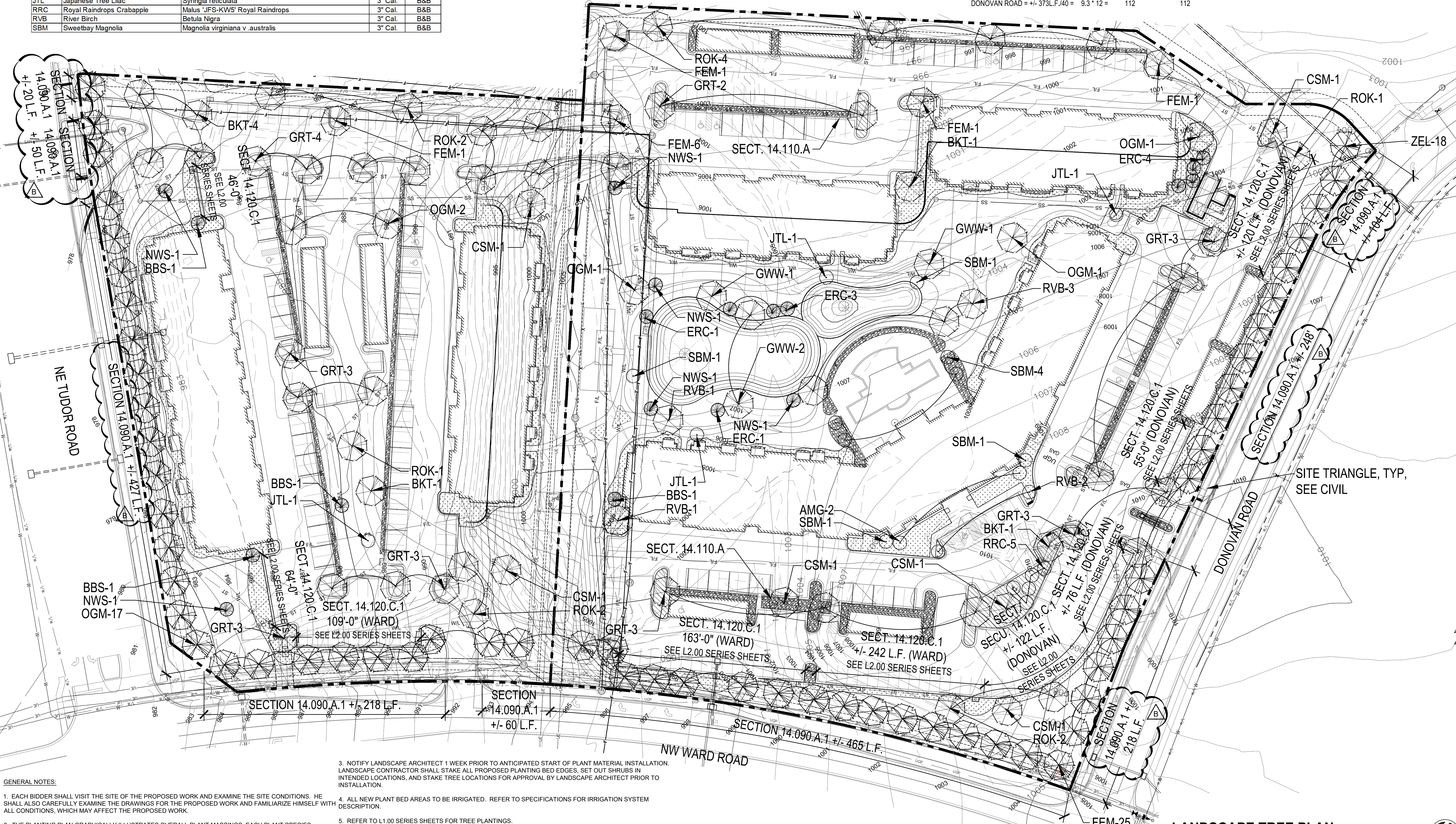
PARKING LOT PERMIT - (14.130 - 160): ACKNOWLEDGED

BUFFER/SCREEN REQUIRED BETWEEN LAND USES:
(14.170 - 200): ACKNOWLEDGED (PMIX ZONING)

HATCH KEY:

MINIMUM AREA REQUIRED TO MEET SECT. 14.110.A

FOUNDATION PLANTINGS WITH HARDWOOD MULCH, TYP.



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 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.

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.

10. 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.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. 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.

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
06.28.2018 - FDP RESUBMITTAL

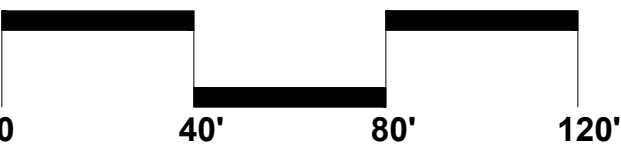
REVISIONS

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



LANDSCAPE TREE PLAN

SCALE 1"=40'-0"



L1.00

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES



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