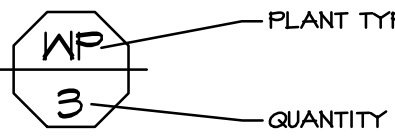


1 OVERSTORY LANDSCAPE PLAN

LANDSCAPE GENERAL NOTES:

- 1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- 2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
- 3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
- 4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
- 5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
- 7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
- 10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
- 11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
- 12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
- 13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
- 14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
- 15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- 16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
- 17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
- 18. PLANT KEY DESCRIPTION.



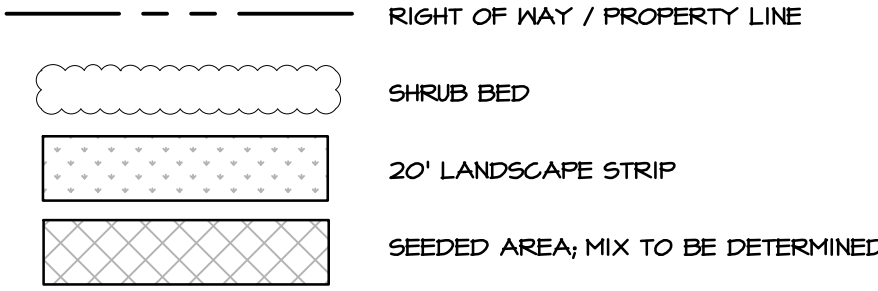
STREET FRONTAGE TREES - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QUANTITY
SHADE TREES					
AT	Acer truncatum	SHANTUNG MAPLE	3" CAL.	B + B	26
NS	Nyssa sylvatica	BLACK GUM	3" CAL.	B + B	
TCG	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B + B	
TD	Taxodium distichum 'Michelson'	SHANNEE BRAVE BALD CYPRESS	3" CAL.	B + B	
ORNAMENTAL TREES					
CC	Cercis canadensis	EASTERN REDBUD	3" CAL.	B + B	
CF	Cornus florida	FLOWERING DOGWOOD	3" CAL.	B + B	
ORDINANCE REQUIREMENT					
ONE (1) TREE PER 30 FEET OF STREET FRONTAGE.					
421 FT. OF STREET FRONTAGE / 30 = 31 TREES REQUIRED					
				TOTAL PROPOSED 31	

OPEN YARD TREES - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QUANTITY
SHADE TREES					
AT	Acer truncatum	SHANTUNG MAPLE	3" CAL.	B # B	18
NS	Nyssa sylvatica	BLACK GUM	3" CAL.	B # B	
TCG	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B # B	
TD	Taxodium distichum 'Michelson'	SHANNEE BRAVE BALD CYPRESS	3" CAL.	B # B	
ORNAMENTAL TREES					
CC	Cercis canadensis	EASTERN REDBUD	3" CAL.	B # B	1
CF	Cornus florida	FLOWERING DOGWOOD	3" CAL.	B # B	
ORDINANCE REQUIREMENT					
ONE (1) TREE PER 5000 SQ. FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT (IN ADDITION TO STREET TREES).					
165,464 SQ. FT. OF TOTAL LOT AREA MINUS 18,450 SQ. FT. OF BUILDING FOOTPRINT 147,014					
147,014 SQ. FT. / 5000 = 21 TREES REQUIRED					
					TOTAL PROPOSED 32

LANDSCAPE LEGEND:



LANDSCAPE PLAN NOTES:

- 1 20' LANDSCAPE STRIP
- 2 SEEDED AREA, MIX TO BE DETERMINED
- 3 PLANTING BED, REF: LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS & SPECIFICATIONS
- 4 TRASH ENCLOSURE WITH 6' MASONRY SCREEN WALL

SAPP DESIGN ARCHITECTS

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SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

The personal seal of the registered Architect or Engineer shall be the legal equivalent of his signature whenever & wherever used, and the owner of the seal shall authenticate this sheet and the specification sections pertaining to this sheet. Responsibility shall be disclaimed for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural project.

Mid-Continent Public Library
RENOVATIONS TO
EAST LEE'S SUMMIT BRANCH
150 NW Oldham Pkwy
Lee's Summit, Missouri 64081
Jackson County

50% SUBMITTAL
PACKAGE
04

OCHSNER
HARE & HARE
a design studio of
OLSSON.
ASSOCIATES

Revision No. Description Date

Project No. Date Drawn
016-1023 08-17-18 TG

Drawing No.

L500
OVERSTORY
LANDSCAPE PLAN

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