



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 APMA 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 AGREE 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 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 SEEDDED 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:
 - WP PLANT TYPE
 - 3 QUANTITY

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- 20' LANDSCAPE STRIP
- SEEDDED AREA; MIX TO BE DETERMINED

LANDSCAPE PLAN NOTES:

- 1 20' LANDSCAPE STRIP
- 2 AREA TO BE SODDED WITH TURF TYPE FESCUE; REF. SPECIFICATIONS
- 3 SEEDDED AREA; MIX TO BE DETERMINED
- 4 PLANTING BED; REF. LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS & SPECIFICATIONS
- 5 HARDWOOD MULCH; REF. LANDSCAPE GENERAL NOTES & SPECIFICATIONS
- 6 CONSTRUCT STEEL BED EDGE; REF 4/L510
- 7 TRASH ENCLOSURE WITH 6' MASONRY SCREEN WALL
- 8 SIGHT TRIANGLES

STREET FRONTAGE SHRUBS - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QUANTITY
DECIDUOUS SHRUBS					
CAB	Cornus alba 'Balthaz'	IVORY HALO DOGWOOD	5 GAL.	CONT.	40
CLA	Clethra alnifolia	SUMMERSHEET	5 GAL.	CONT.	
FXI	Forsythia X Intermedia	BORDER FORSYTHIA	5 GAL.	CONT.	
IVL	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	5 GAL.	CONT.	10
VCK	Viburnum carlesii	KOREANSPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS / GRASSES / GROUNDCOVERS					
EPP	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL.	CONT.	
PVH	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	1 GAL.	CONT.	
RHB	Rudbeckia fulgida speciosa 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	CONT.	
SHP	Sporobolus heterolepis	PRAIRIE DROPSSEED	1 GAL.	CONT.	
SGB	Schizachyrium scoparium	LITTLE BLUESTEM	1 GAL.	CONT.	
ANNUALS					
ANN				POT	
ORDINANCE REQUIREMENT					
ONE (1) SHRUB PER 20 FEET OF STREET FRONTAGE.					
921 FT. OF STREET FRONTAGE / 20 = 46 TREES REQUIRED TOTAL PROPOSED 50					

OPEN YARD SHRUBS - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QUANTITY
DECIDUOUS SHRUBS					
CAB	Cornus alba 'Balthaz'	IVORY HALO DOGWOOD	5 GAL.	CONT.	32
CLA	Clethra alnifolia	SUMMERSHEET	5 GAL.	CONT.	
FXI	Forsythia X Intermedia	BORDER FORSYTHIA	5 GAL.	CONT.	12
IVL	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	5 GAL.	CONT.	
VCK	Viburnum carlesii	KOREANSPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS / GRASSES / GROUNDCOVERS					
EPP	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL.	CONT.	
PVH	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	1 GAL.	CONT.	
RHB	Rudbeckia fulgida speciosa 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	CONT.	
SHP	Sporobolus heterolepis	PRAIRIE DROPSSEED	1 GAL.	CONT.	
SGB	Schizachyrium scoparium	LITTLE BLUESTEM	1 GAL.	CONT.	
ANNUALS					
ANN				POT	
ORDINANCE REQUIREMENT					
TWO (2) SHRUBS PER 5000 SQ. FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT.					
165,464 SQ. FT. OF TOTAL LOT AREA MINUS 18,450 SQ. FT. OF BUILDING FOOTPRINT 147,014					
147,014 SQ. FT. / 5000 x 2 = 59 TREES REQUIRED TOTAL PROPOSED 114					

PARKING LOT SCREENING - PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QUANTITY
DECIDUOUS SHRUBS					
CAB	Cornus alba 'Balthaz'	IVORY HALO DOGWOOD	5 GAL.	CONT.	32
CLA	Clethra alnifolia	SUMMERSHEET	5 GAL.	CONT.	12
FXI	Forsythia X Intermedia	BORDER FORSYTHIA	5 GAL.	CONT.	
IVL	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	5 GAL.	CONT.	
VCK	Viburnum carlesii	KOREANSPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS / GRASSES / GROUNDCOVERS					
EPP	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL.	CONT.	
PVH	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	1 GAL.	CONT.	
RHB	Rudbeckia fulgida speciosa 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	CONT.	
SHP	Sporobolus heterolepis	PRAIRIE DROPSSEED	1 GAL.	CONT.	
SGB	Schizachyrium scoparium	LITTLE BLUESTEM	1 GAL.	CONT.	
ANNUALS					
ANN				POT	
ORDINANCE REQUIREMENT					
12 SHRUBS PER 40 LINEAR FEET (MUST BE 2.5 FEET TALL; BERMS MAY BE COMBINED WITH SHRUBS)					
WEST SIDE OF PARKING LOT: 175 LINEAR FT. / 40 LINEAR FT. x 12 = 53 TREES REQUIRED					
SOUTH SIDE OF PARKING LOT: 80 LINEAR FT. / 40 LINEAR FT. x 12 = 24 TREES REQUIRED TOTAL PROPOSED 104					

SAPP DESIGN ARCHITECTS

3750 S. Fremont Ave.
Springfield, MO 65804 417.877.9600

Sapp Design Associates Architects, P.C.
Missouri State Certificate of Authority #000607

helix.

1629 Walnut
Kansas City, MO 64108 816.300.0300

SPECIAL NOTICES

In the event the client consents to allow, authorize or approve 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.

EAST LEE'S SUMMIT BRANCH

Mid-Continent Public Library
RENOVATIONS TO
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. 016-1023 Date 08-17-18 Drawn TG

Drawing No. L510 UNDERSTORY LANDSCAPE PLAN

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