

5.	JMM	AG	08/27/19	Revised Per FDP Comments
4.	JMM	AG	07/30/19	Revised Per FDP Comments
3.	JMM	AG	07/23/19	Issued for Building Permit
2.	JMM	AG	07/11/19	Resubmittal To City
1.	JMM	AG	05/24/19	Submittal To City
NO.	BY	CD	DATE	REVISION

MISSOURI CERTIFICATE OF AUTHORITY No. 2010033630

NW Pryor Rd Street Frontage - 325 lf

Required Setback: 20'

Required Trees: $1 / 30 \text{ If} = 11$

Required Shrubs: 1 / 20 lf = 16

*Street shrubs area satisfied with Parking Lot screening requirements.

Provided Setback: 20'

Provided Trees: 11

Provided Shrubs: 16*

NW Lowenstein Dr Street Frontage - 220 lf

Required Setback: 20'

Required Trees: $1 / 30 \text{ If} = 8$

Required Shrubs: $1 / 20 \text{ lf} = 11$

*Street shrubs area satisfied with Parking Lot screening requirements.

Provided Setback: 20'

Provided Trees: 8

Provided Shrubs: 11*

Open Yard Area - 248,194sf

Required Trees: $1 / 5,000\text{sf} = 25$

Required Shrubs: $2 / 5,000\text{sf} = 53$

Provided Trees: 25

Provided Shrubs: 53

NW Pryor Rd Parking Lot Screening - 275 lf

Required Hedge: 12 shrubs / 40lf = 82

Provided Hedge: 82 Shrubs

NW Lowenstein Dr Parking Lot Screening - 160 If

Required Hedge: 12 shrubs / 40lf = 48

Provided Hedge: 48 Shrubs

Parking Lot Interior -

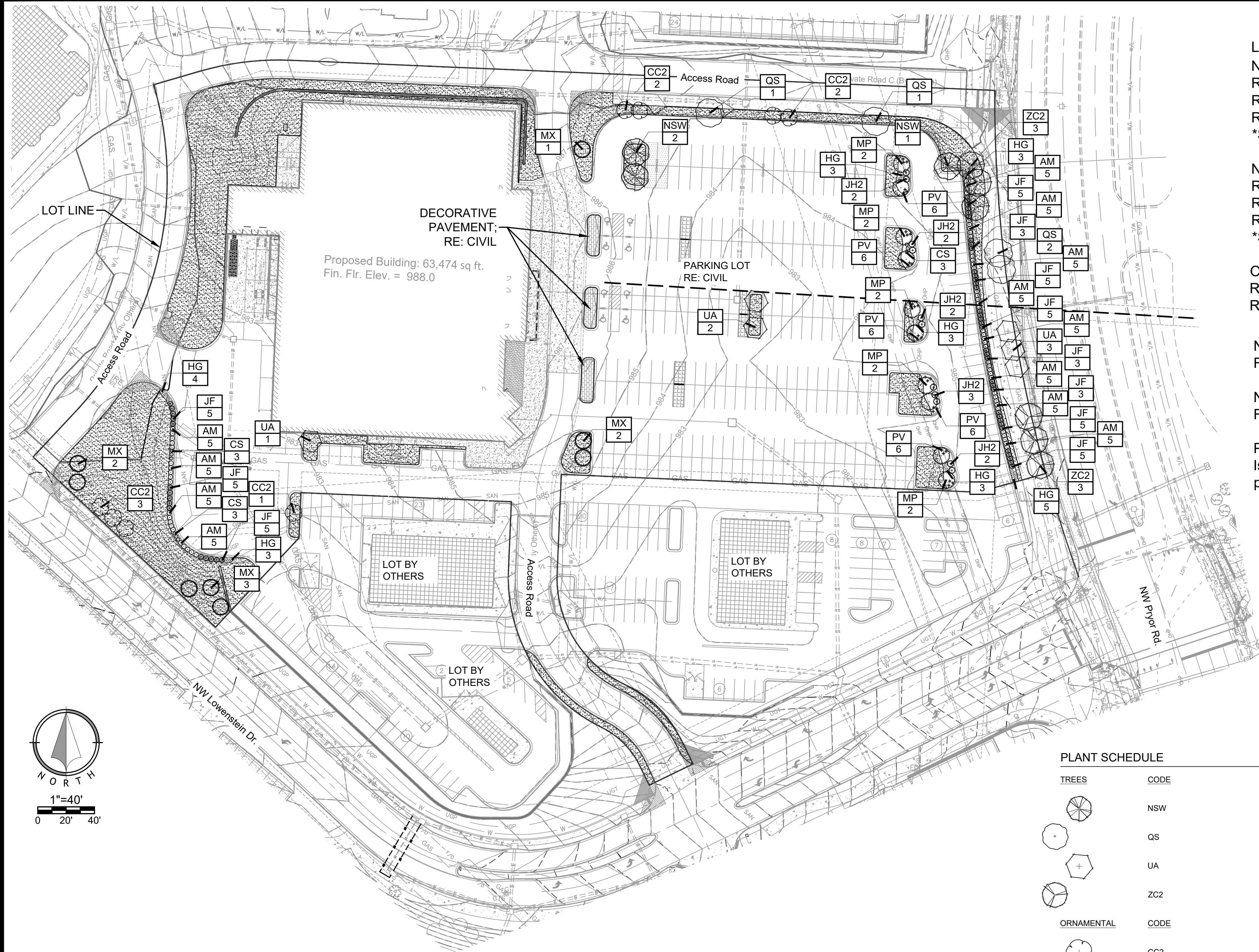
Island Area: minimum 5% of lot = 7,966sf

planted in trees shrubs, grasses and groundcover

Provided: 8,709sf

Hardscape Note:

The three parking lot islands closest to the building main entrance are proposed decorative pavers in accordance with the owner/tenant business model design specifications.



PLANT SCHEDULE

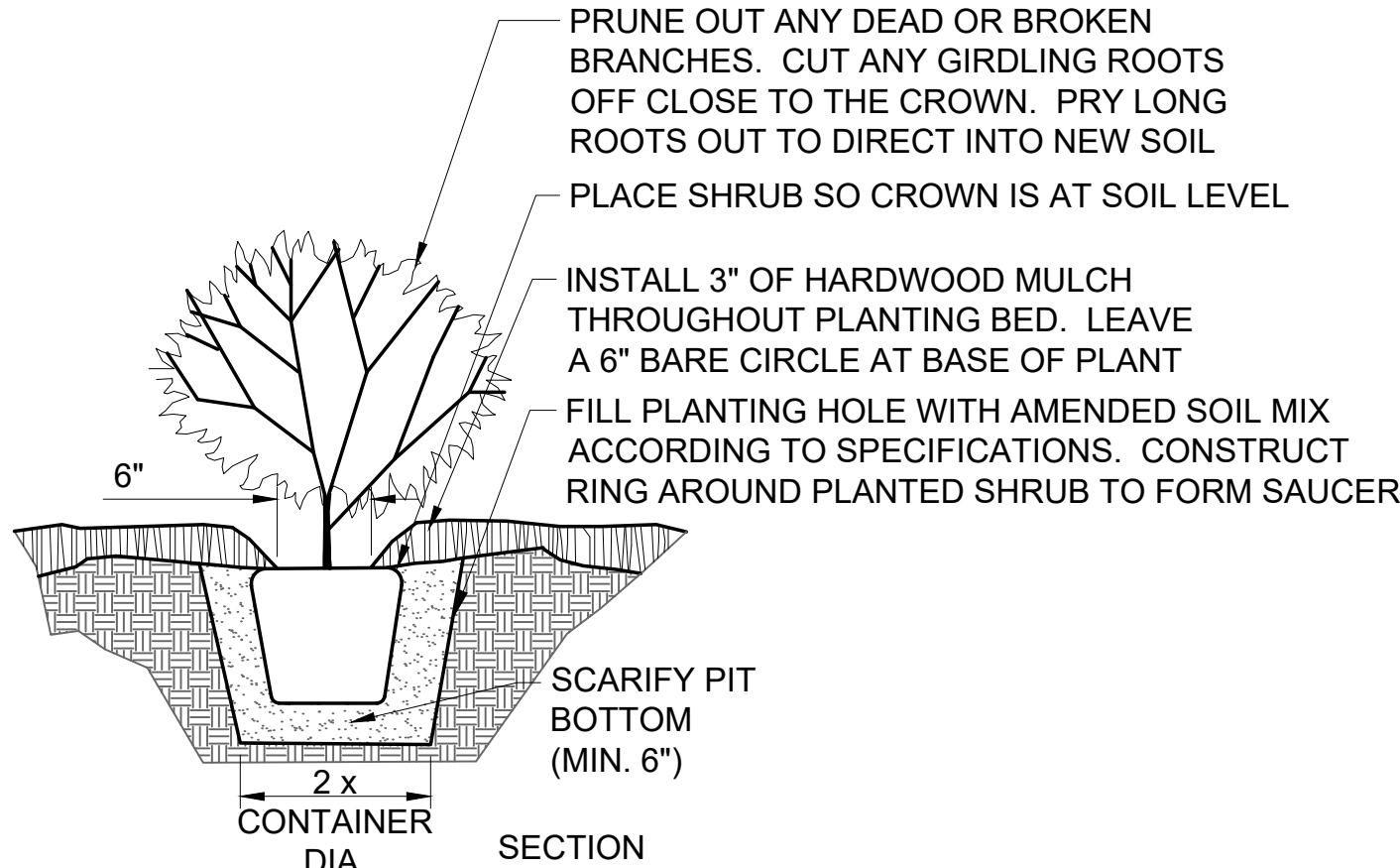
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	3" Cal.	3
	QS	Quercus shumardii / Shumard Red Oak	B&B	3" Cal.	4
	UA	Ulmus americana 'Valley Forge' / American Elm	B&B	3" Cal.	6
	ZC2	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	3" Cal.	6
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	3" Cal.	8
	MP	Malus x 'Prairifire' / Prairifire Crab Apple	B&B	3" Cal.	10
	MX	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	3" Cal.	8
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.		60
	CS	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 Gal.		9
	HG	Hypericum frondosum / Golden St. John's Wort	3 Gal.		24
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		49
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.		11
	PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	5 Gal.		30
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD			45,524 sf

Oct 01, 2019-8:44am
2-ERIC Design\2018\18-0281 AWG | Lee's Summit McKeever's\Dwa\FDPI\18-0281 | Landscape dwg

08/01/2019 9:44am 18-0281 ANGL Lee's Summit McKeever's Dwg\FDP18-0281 Landscape.dwg
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LANDSCAPE NOTES

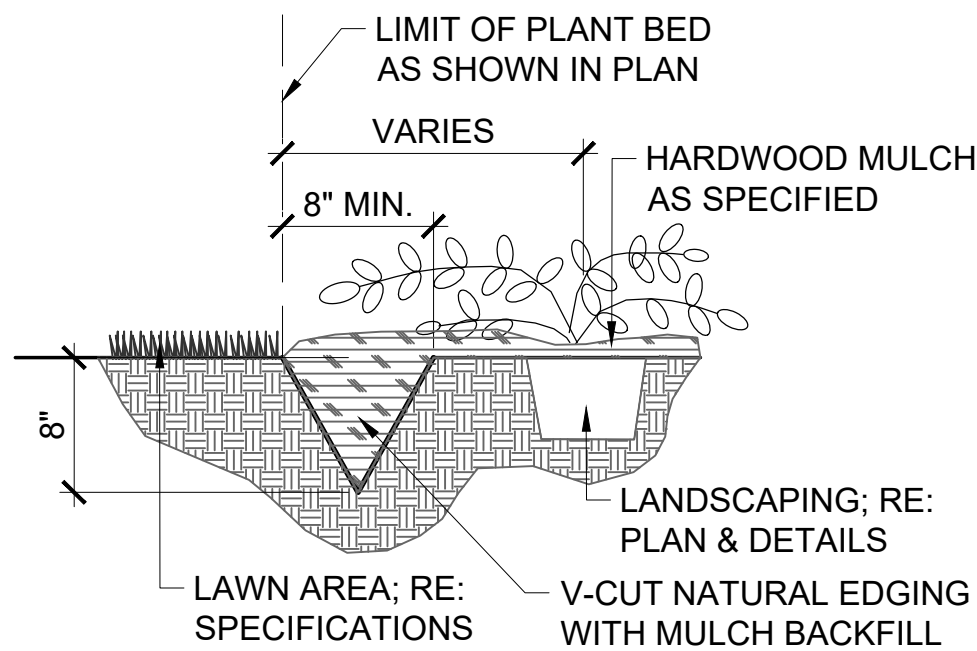
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

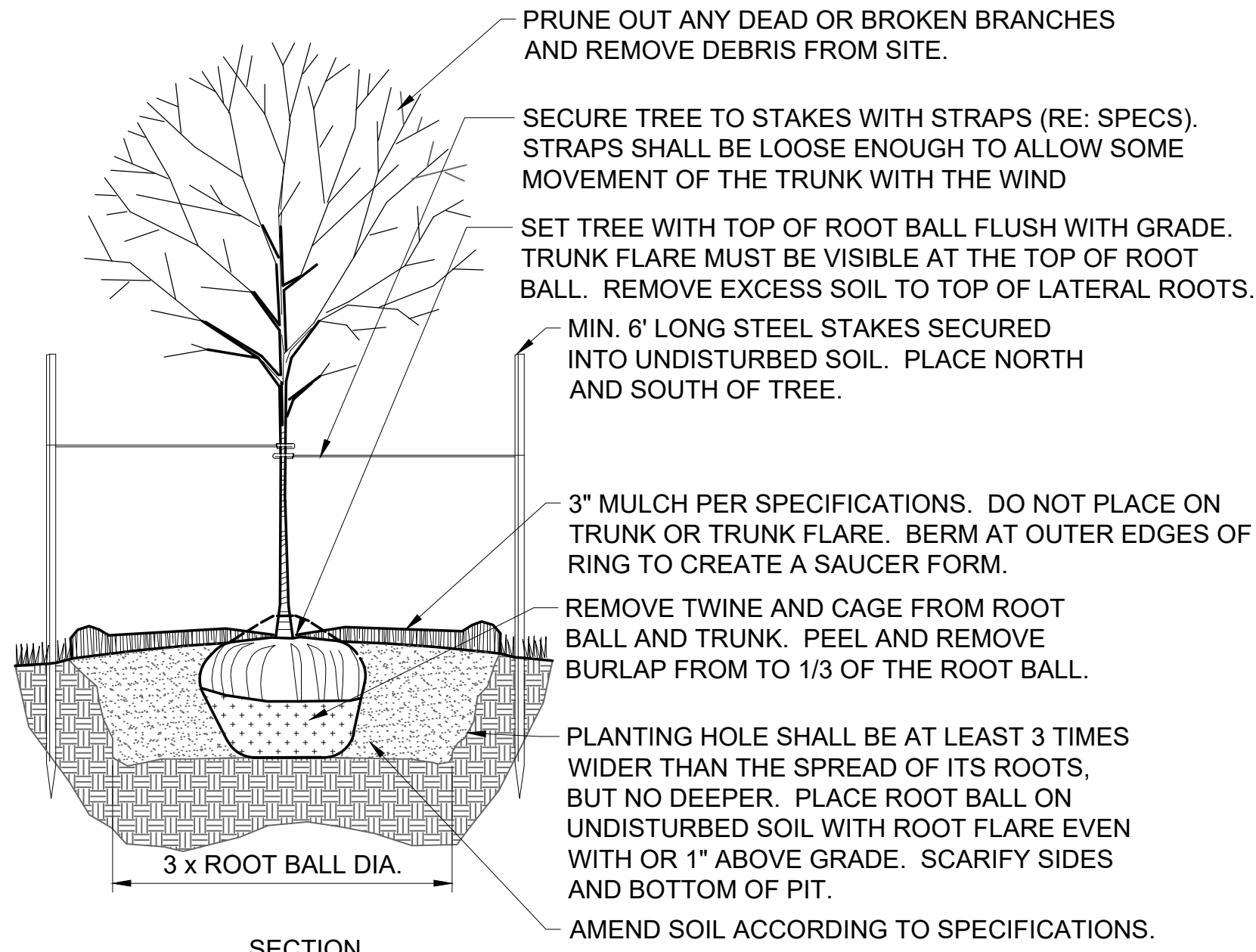
SHRUB PLANTING DETAIL - NTS

- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

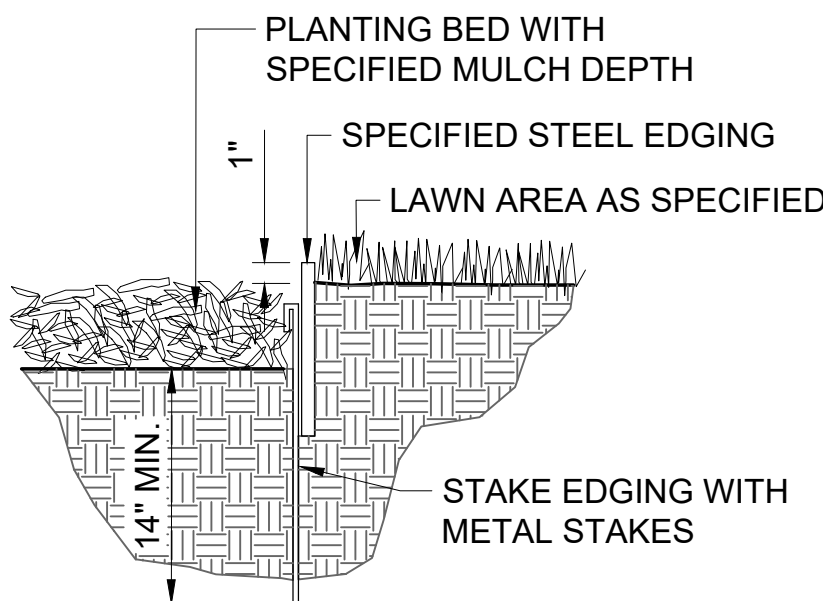


V-CUT NATURAL EDGE DETAIL - NTS

- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

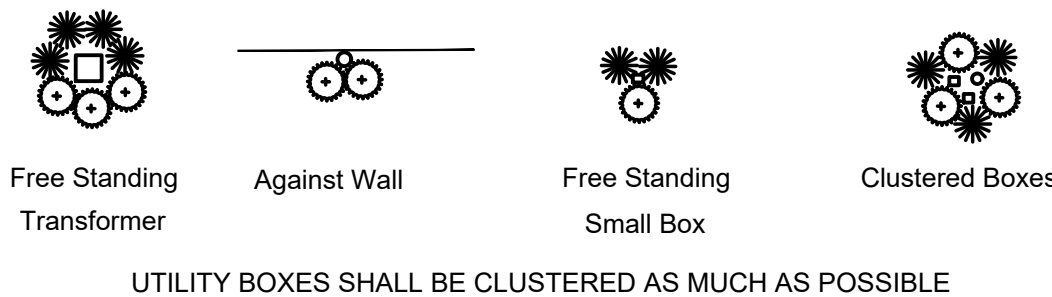


DECIDUOUS TREE PLANTING DETAIL - NTS



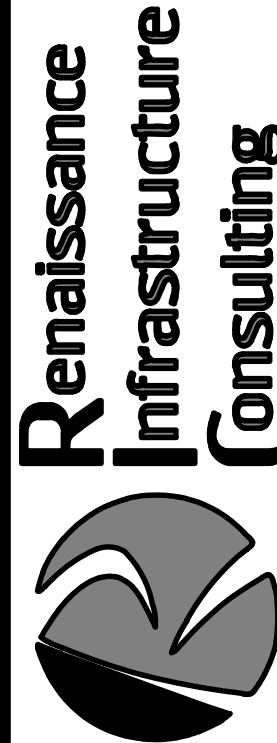
- NOTES:
1. EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
 3. ALL JOINTS SHALL BE SECURELY STAKED.
 4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
 5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

STEEL EDGING DETAIL - NTS

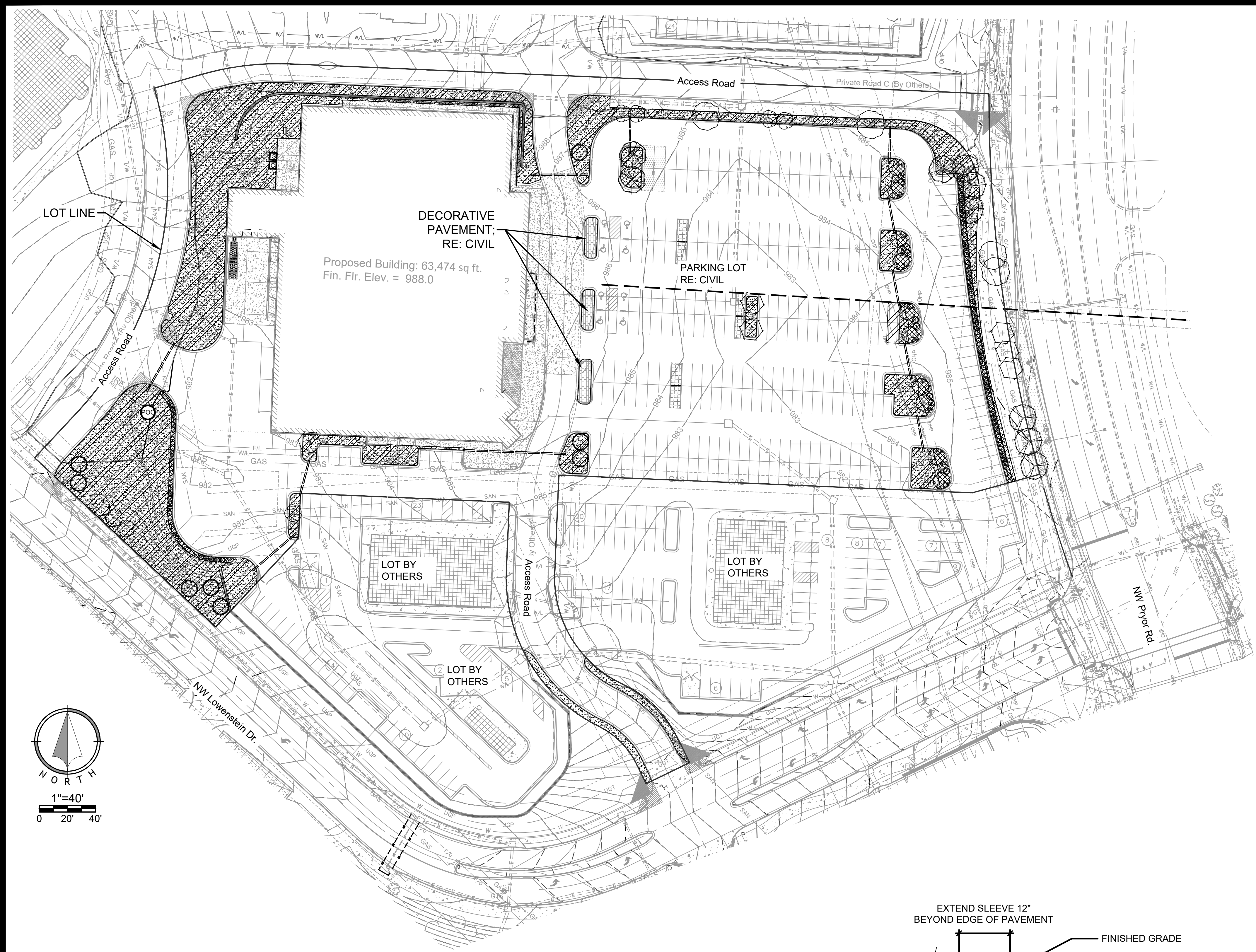


TYPICAL UTILITY BOX SCREENING DETAILS - NTS

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LEGEND

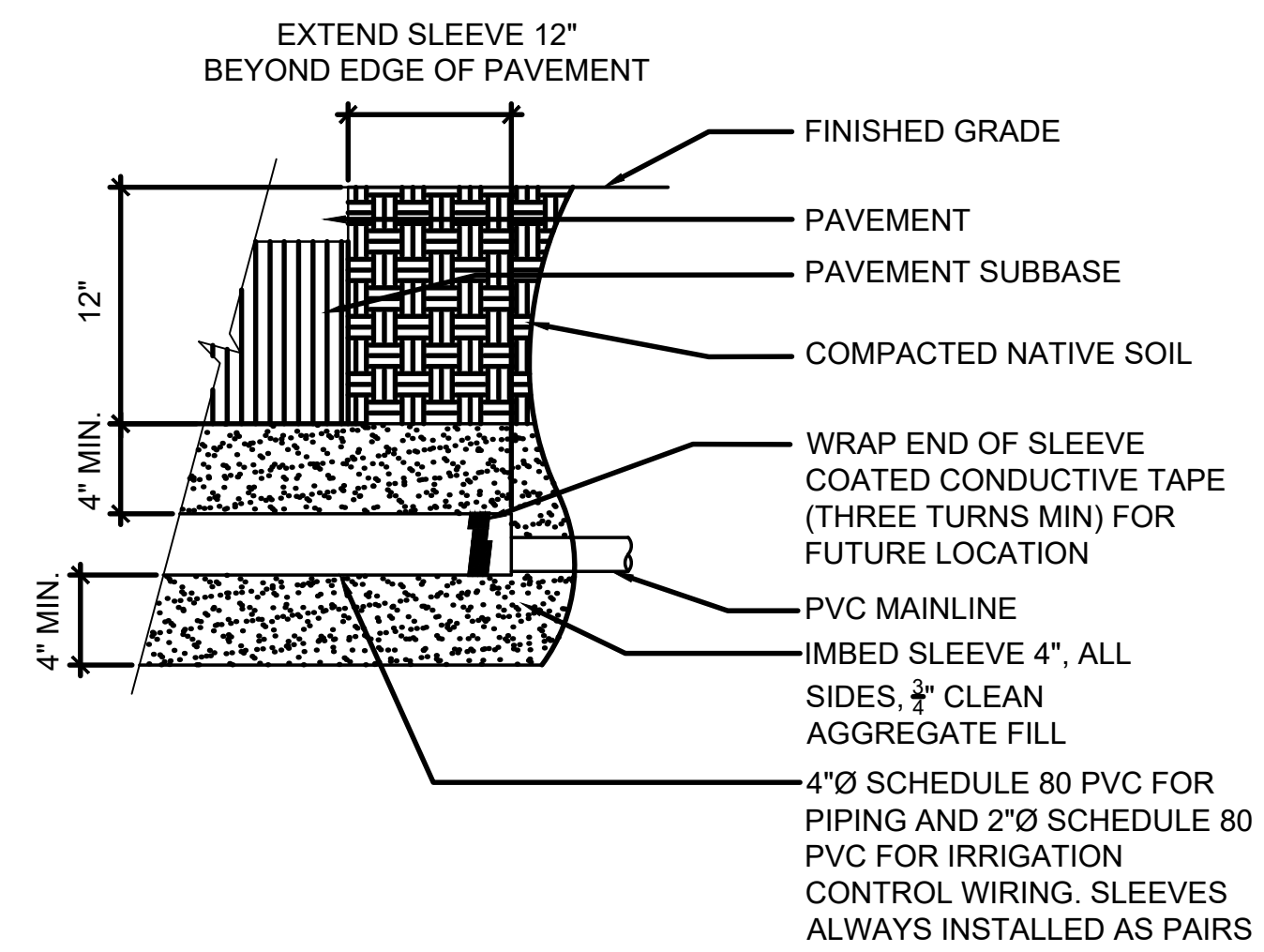
- Drip Irrigation Area
- Spray/Rotor Irrigation Area
- Irrigation Sleeve
- Point of Connection
- Weather Sensor
- Controller

IRRIGATION NOTES:

1. THIS PLAN IS GRAPHICAL IN NATURE AND ONLY REPRESENTS THE IRRIGATION COVERAGE AND TYPE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION TAPS, CONNECTIONS, ROUTING AND ELECTRICAL SUPPLY.
2. IRRIGATION SHALL BE COORDINATED WITH EXISTING IRRIGATION ON ADJOINING LOT. EXISTING IRRIGATION IS NOT TO BE DISTURBED.
3. REFER TO SHEET L02 FOR LANDSCAPE NOTES & DETAILS.
4. THE POC IS SHOWN FOR COORDINATION PURPOSES ONLY. IRRIGATION CONTRACTOR SHALL FINALIZE LOCATION ON IRRIGATION SHOP DRAWINGS FOR FINAL APPROVAL. THE POC SHALL BE LOCATED AFTER THE DOMESTIC METER AND SHALL CONSIST OF A BACKFLOW DEVICE, SHUT OFF VALVE, AND MASTER CONTROL VALVE.

SLEEVE NOTES

1. IRRIGATION SLEEVES SHALL BE INSTALLED AS A PAIR OF SLEEVES AT EACH LOCATION AND SHALL BE INSTALLED BENEATH PROPOSED ROADWAY AND PARKING AREAS PRIOR TO BEGINNING SURFACE CONSTRUCTION.
2. PIPE SLEEVE TO BE 4"Ø SCHEDULE 80 PVC FOR PIPING AND 2"Ø SCHEDULE 80 PVC FOR IRRIGATION CONTROL WIRING.
3. IMBED PIPE 4", ALL SIDES, WITH 3/4" CLEAN AGGREGATE FILL. ALLOW 48 HOURS TO SETTLE; BACKFILL & COMPACT WITH NATIVE SOIL.
4. MINIMUM TRENCH WIDTH TO BE 12".
5. CONTRACTOR SHALL INSTALL IRRIGATION SLEEVES IN ACCORDANCE WITH APPLICABLE MISSOURI PLUMBING CODES AND JOPLIN LOCAL UTILITY AND WATER MANAGEMENT DISTRICT REGULATIONS.
6. CONTRACTOR SHALL MARK ALL SLEEVE LOCATIONS AT EACH END TO AID FUTURE IRRIGATION INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING ALL SLEEVE LOCATIONS AND MARKERS DURING THE CONSTRUCTION PERIOD.
7. COATED CONDUCTIVE TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE SLEEVE AND SHALL BE PRE-PRINTED WITH REPEATED WARNINGS: "CAUTION WATER LINE BURIED BELOW", OR AS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
8. SLEEVES ARE ALWAYS INSTALLED AS A PAIR.
9. CONTRACTOR SHALL COORDINATE WITH EXISTING IRRIGATIONS SYSTEM AND NEW CONSTRUCTION AREAS TO ENSURE ALL LANDSCAPE AREAS ARE COVERED WITH IRRIGATION.



Sheet
L03

Final Development Plan
18-0281
McKeever's Market
Lee's Summit, Jackson, Missouri

Landscape Plan

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STATE OF MISSOURI
J. ANDREW GABBERT
NUMBER
LA-2007013278
LANDSCAPE ARCHITECT

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010035650

