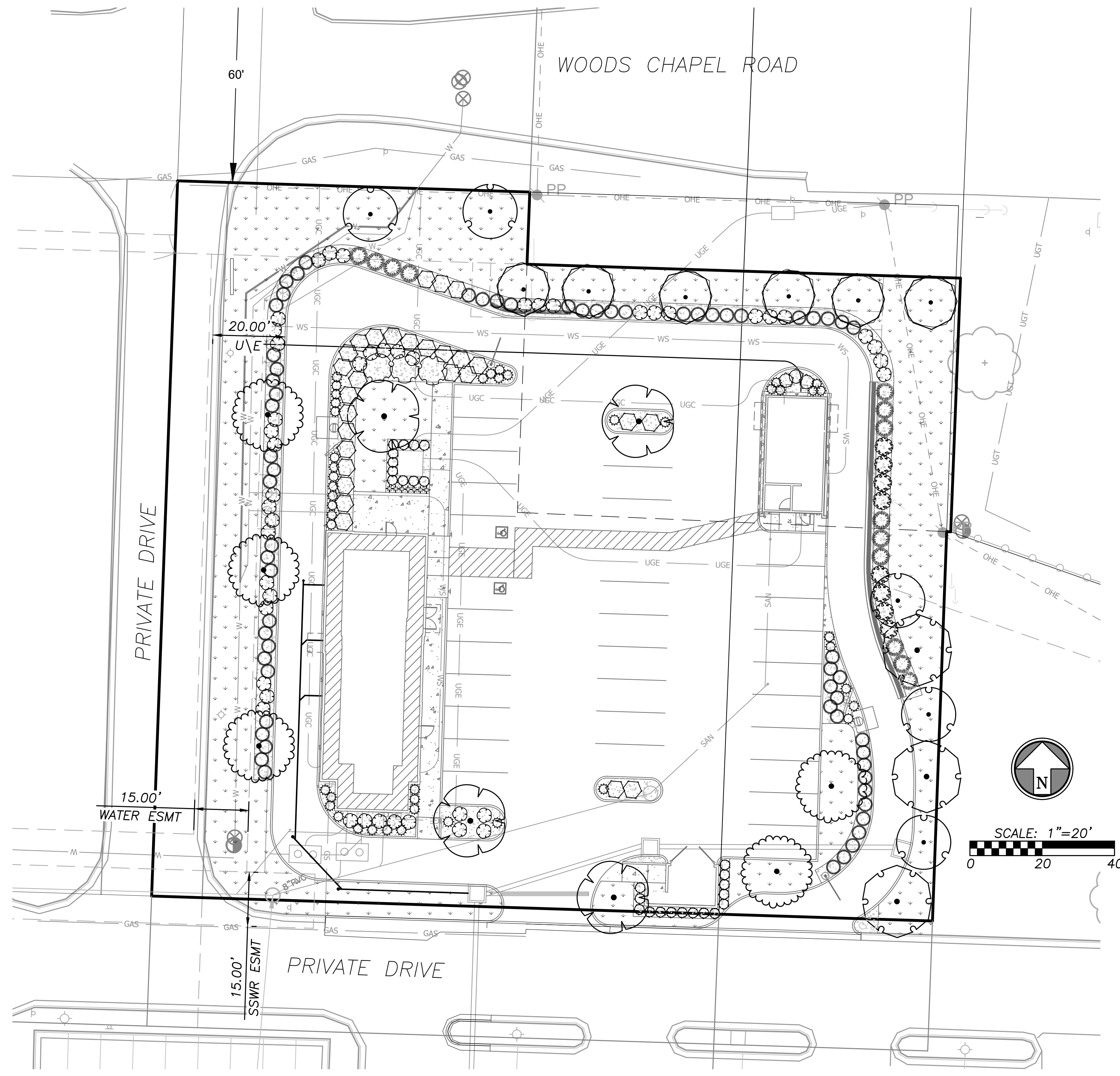


Oct 03, 2019 - 8:37am Plotted By: matt.ighbs V:\026040-First Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng\Sheet\FDP_Sk\026040-08-SHTS-FDP-LNSC.dwg Layout: LANDSCAPE PLAN



PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | CONT. | CAL |
|-----------------|----------|---|-------|-----------|
| | 3 | Acer x freemanii 'Celebration' / Celebration Maple FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 3"Cal |
| | 6 | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 3"Cal |
| | 4 | Prunus cerasifera 'Thundercloud' / Thundercloud Plum FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 3"Cal |
| | 5 | Syringa pekinensis 'China Snow' / China Snow Tree Lilac FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 3"Cal |
| | 5 | Zelkova serrata 'Musashino' / Sawleaf Zelkova FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 3"Cal |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONT. | HEIGHT |
| | 3 | Euonymus alatus / Burning Bush FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 4' Ht. |
| | 46 | Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' height |
| | 3 | Physocarpus opulifolius 'Ruby Spice' / Ruby Spice Ninebark FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' height |
| | 28 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' height |
| | 8 | Viburnum rhytidophyllum 'Alleghany' / Leatherleaf Viburnum FOR PLANTING DETAILS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | 3' Ht. |
| | 7 | Vinca minor / Common Periwinkle FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 1 gal | |
| EVERGREEN SHRUB | QTY | BOTANICAL / COMMON NAME | CONT. | HEIGHT |
| | 63 | Ilex glabra 'Shamrock' / Inkberry FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' Ht. |
| | 13 | Juniperus chinensis 'Sea Green' / Sea Green Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' Ht. |
| | 45 | Juniperus squamata 'Blue Star' / Blue Star Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | 5 gal | 2' Ht. |
| | 32 | Juniperus virginiana 'Skyrocket' / Skyrocket Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0 | B & B | 8' |
| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | CONT. | |
| | 9,355 sf | Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue PLACE LANDSCAPE EDGING WHERE GRASS ADJOINS PLANTING BEDS, SEE DETAIL 805 SHEET L2.0 | sod | |

MULCH SCHEDULE

| | | |
|--|--|----------|
| | MULCH Double Ground Hardwood Mulch, 3" depth. | 4,164 sf |
| | ROCK MULCH Buffalo River Rock 1" - 3" rock, 3" depth. | 74 sf |

SITE DATA

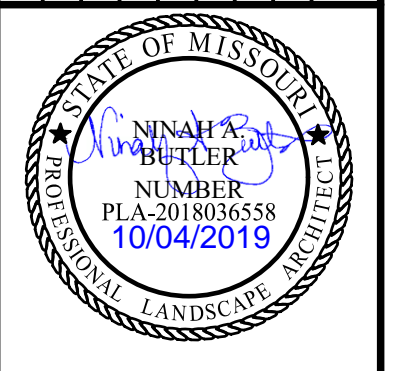
| | Quantity | Required | Provided |
|--|-----------|----------|----------|
| Site Area | 40,619 | | |
| Open Space Req | | | |
| 1 tree / 5000 SF of total lot area | | 8.12 | 9 |
| 2 shrubs / 5000 SF of total lot area | | 16.25 | 141 |
| Street Tree | | | |
| NE Woods Chapel Rd | 217.49 | | |
| 20' landscape buffer | | | |
| 1 tree / 30 LF of street | | 7.25 | 8 |
| 1 shrub / 20 LF of street | | 10.87 | 38 |
| HWY 470 | 178.1 | | |
| 20' landscape buffer | | | |
| 1 tree / 30 LF of street | | 5.94 | 6 |
| 1 shrub / 20 LF of street | | 8.91 | 21 |
| Perimeter Parking Landscape | 178.09 | | |
| Continuous screen of 2.5' shrubs | | Y | Y |
| 12 shrubs/40 LF | | 53.43 | 42 |
| Island/Interior Landscape | 17,361.03 | | |
| 5% of the entire parking area | | 868.05 | 991.96 |
| 1 tree/island | | Y | Y |
| Utility Screening | | | |
| Above ground cabinets should be screened w/landscaping | | Y | Y |

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEES SIMMIT, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE MULCH SAMPLE TO OWNER FOR APPROVAL.

GENERAL IRRIGATION NOTES

- IRRIGATION PLAN TO NOT INTERFERE WITH ANY PROPOSED IMPROVEMENTS SHOW WITHIN PLANS.
- IRRIGATION SYSTEM DESIGN TO BE BASED ON AVAILABLE PSI- TO BE DETERMINED BUT NOT TO EXCEED 70 PSI.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL POWER SERVICE TO THE CONTROLLER AND SHALL MAKE ALL HOOK-UPS FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER. ALL EXPOSED LOW VOLTAGE WIRE SHALL BE ENCLOSED IN A CONDUIT.
- PLACE VALVE BOXES 12" MINIMUM FROM AND PARALLEL TO CURBS AND WALKS, GROUPED VALVES TO BE EQUALLY SPACED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- GENERAL CONTRACTOR SHALL PROVIDE 110V, NON-INTERRUPTED ELECTRICAL SERVICE FOR THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE LOCATED IN OWNER APPROVED LOCATIONS.



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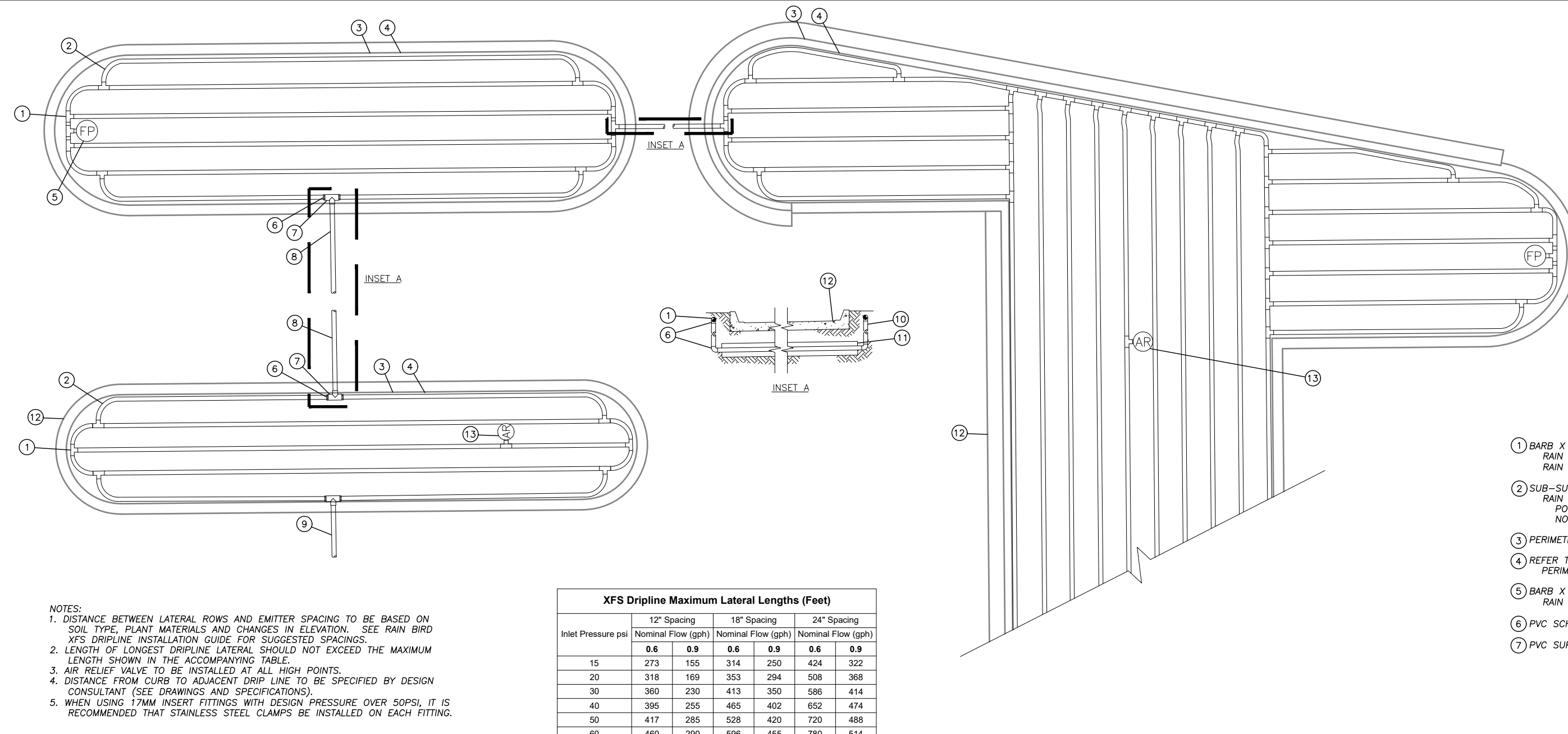
Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEE'S SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

Design: NAB Drawn: NAB
 Checked: MSS
 Issue Date: 04/23/2019
 Project Number: 026040.08

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| Rev. | Date | Description | By | App. |
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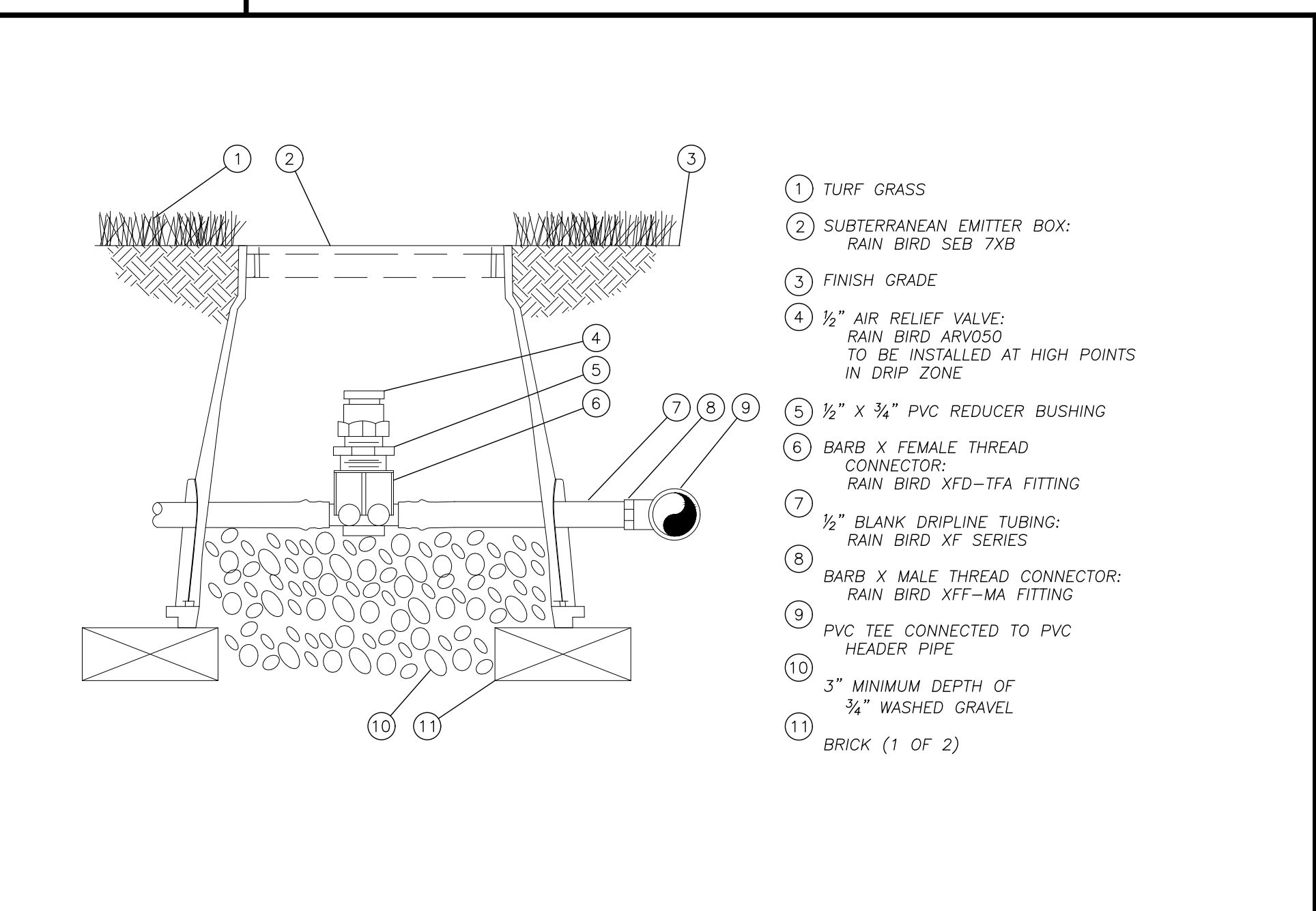


- ① BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- ② SUB-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE. NOTE: XFS DRIPLINE NON-POTABLE; XFSP DRIPLINE POTABLE.
- ③ PERIMETER OF AREA
- ④ REFER TO DRAWINGS AND SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
- ⑤ BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ⑥ PVC SCH 40 TEE OR EL (TYPICAL)
- ⑦ PVC SUPPLY MANIFOLD
- ⑧ FLUSH POINT (TYPICAL). SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
- ⑨ PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑩ PVC SCH 40 RISER PIPE
- ⑪ PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE.
- ⑫ PAVEMENT AND CURB
- ⑬ 1/4" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050. SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION.

| Inlet Pressure psi | 12" Spacing | | 18" Spacing | | 24" Spacing | |
|--------------------|-------------|-----|-------------|-----|-------------|-----|
| | 0.6 | 0.8 | 0.6 | 0.8 | 0.6 | 0.8 |
| 15 | 273 | 105 | 314 | 220 | 424 | 322 |
| 20 | 318 | 169 | 353 | 254 | 508 | 368 |
| 30 | 360 | 220 | 413 | 300 | 586 | 414 |
| 40 | 396 | 250 | 465 | 400 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 586 | 455 | 780 | 514 |

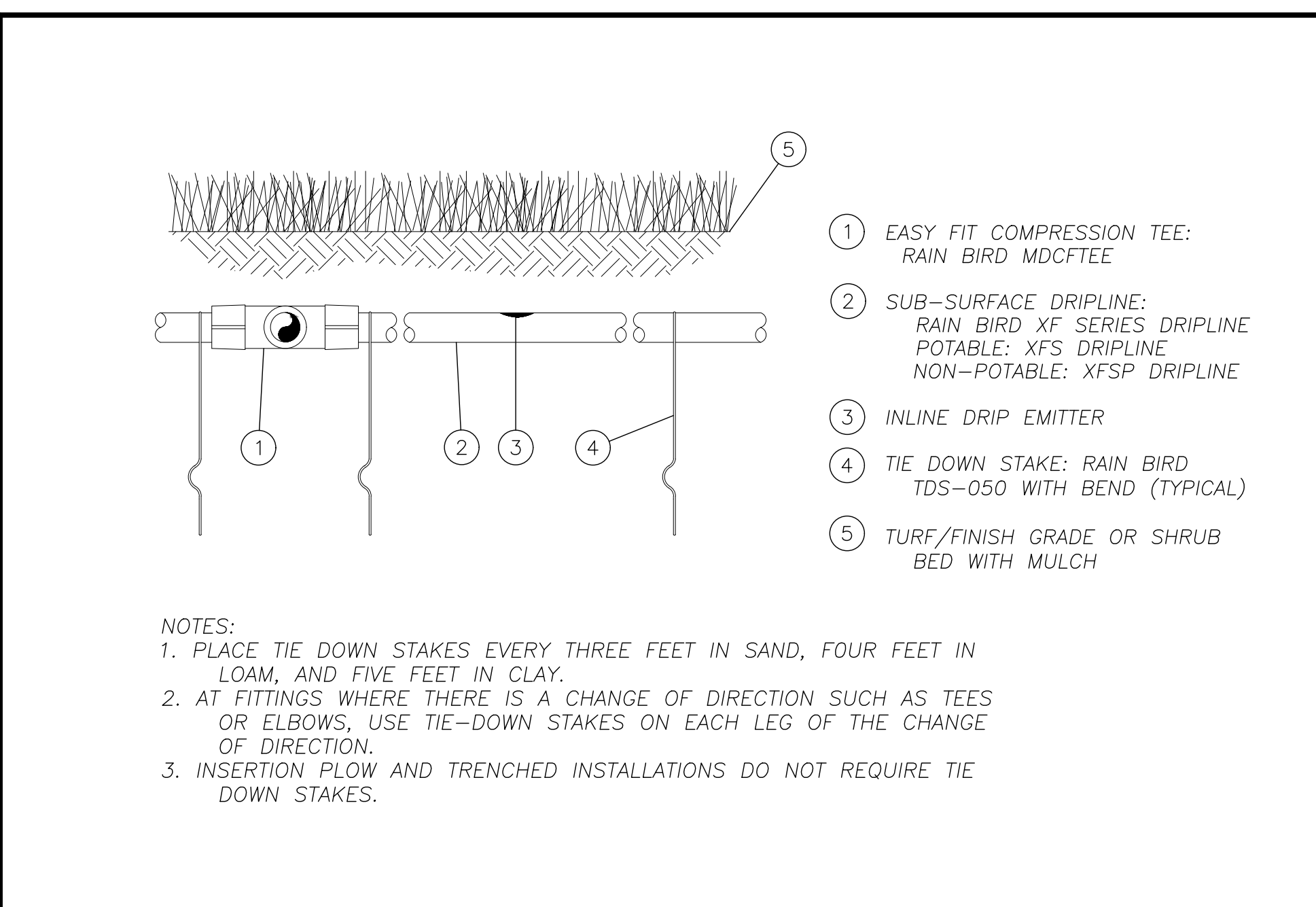
NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT ALL HIGH POINTS.
 4. DISTANCE FROM CURB TO ADVANCED DRIPLINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DRAWINGS AND SPECIFICATIONS).
 5. WHEN USING 1/2" INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

907 Not to Scale **TRYPICAL ISLAND DRIPLINE LAYOUT**



- ① TURF GRASS
- ② SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- ③ FINISH GRADE
- ④ 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050. TO BE INSTALLED AT HIGH POINTS IN DRIPLINE ZONE
- ⑤ 1/2" X 3/4" PVC REDUCER BUSHING
- ⑥ BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
- ⑦ 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
- ⑧ BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
- ⑨ PVC TEE CONNECTED TO PVC HEADER PIPE
- ⑩ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑪ BRICK (1 OF 2)

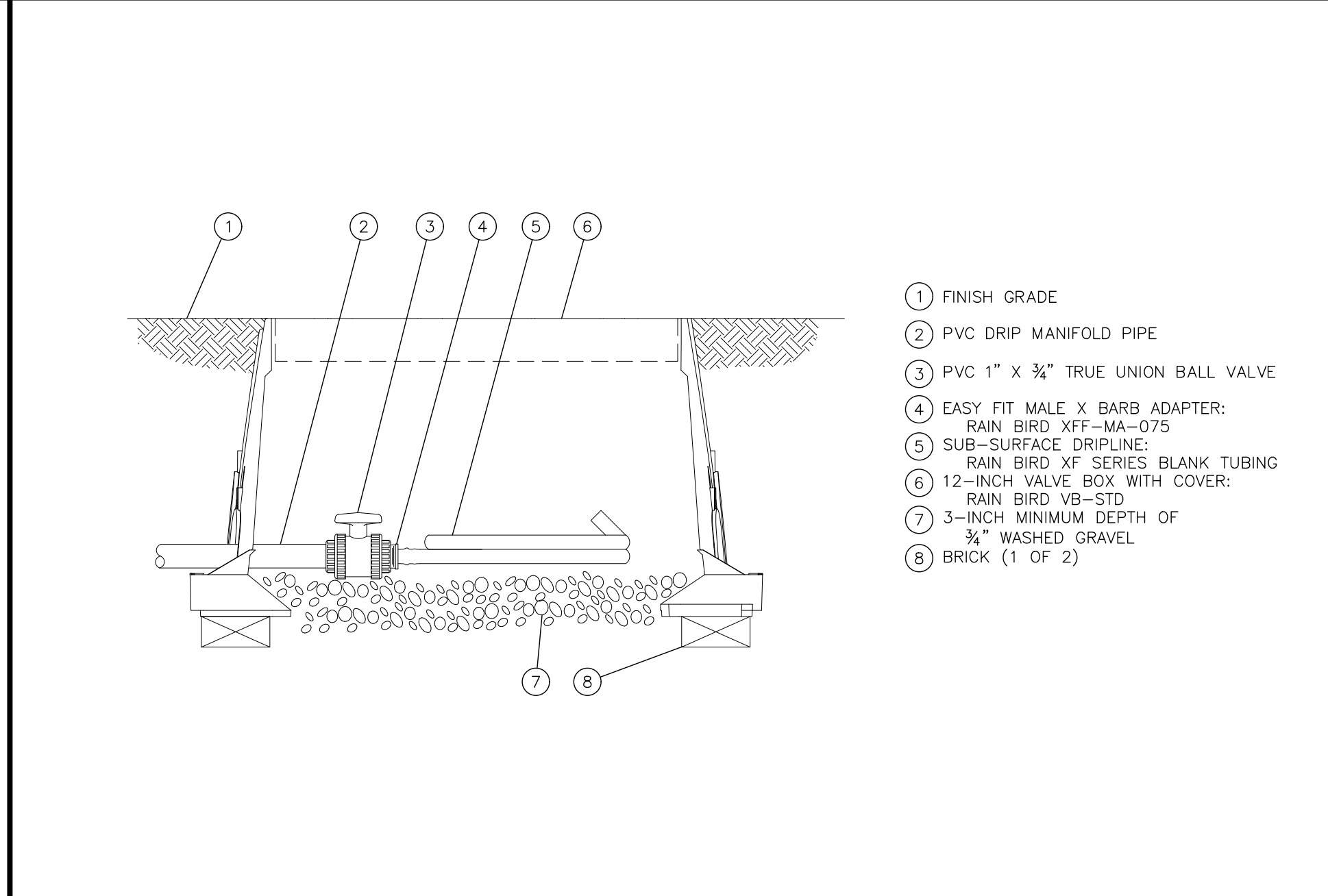
909 Not to Scale **XFS DRIPLINE AIR RELIEF VALVE**



- ① EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
- ② SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE. POTABLE: XFS DRIPLINE. NON-POTABLE: XFSP DRIPLINE
- ③ INLINE DRIPLINE EMITTER
- ④ TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- ⑤ TURF/FINISH GRADE OR SHRUB BED WITH MULCH

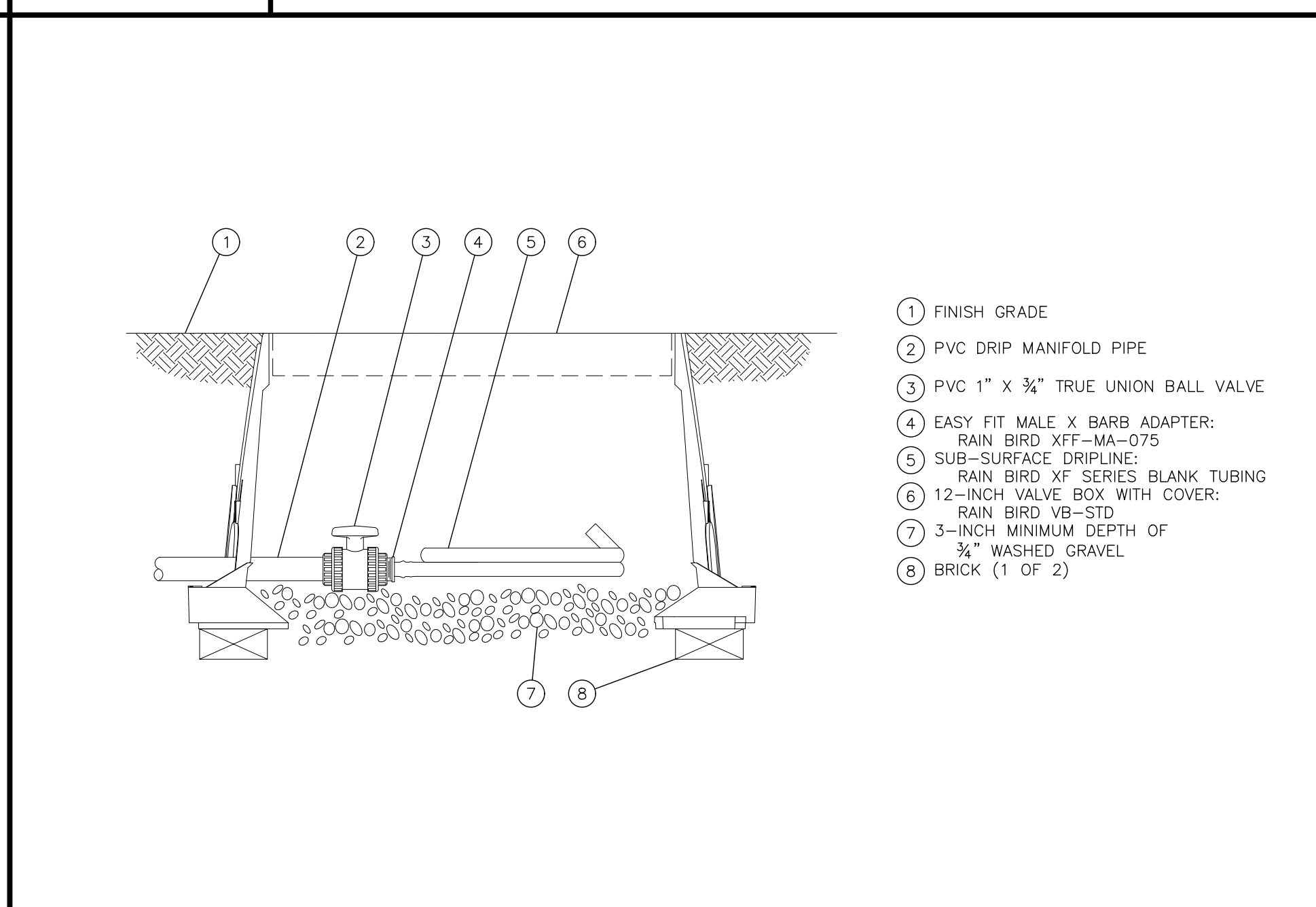
NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE TIE DOWN STAKES.

910 Not to Scale **XFS SUB-SURFACE DRIPLINE BURIAL**



- ① FINISH GRADE
- ② PVC DRIP MANIFOLD PIPE
- ③ PVC 1" X 3/4" TRUE UNION BALL VALVE
- ④ EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- ⑤ SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- ⑥ 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ⑦ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑧ BRICK (1 OF 2)

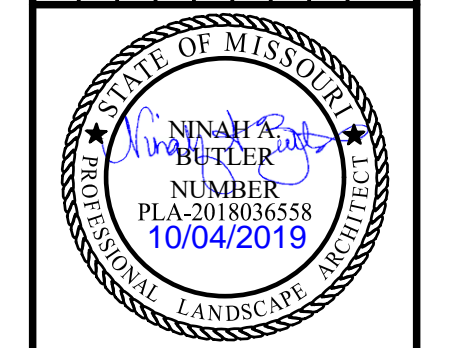
908 Not to Scale **XFS DRIPLINE FLUSH POINT W/BALL VALVE**



- ① FINISH GRADE
- ② PVC DRIP MANIFOLD PIPE
- ③ PVC 1" X 3/4" TRUE UNION BALL VALVE
- ④ EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- ⑤ SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- ⑥ 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ⑦ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑧ BRICK (1 OF 2)

911 Not to Scale **RAINBIRD REMOTE CONTROL VALVE**

| Rev. | Date | Description | By | App. |
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 IRRIGATION SPEC 2

Design: NAB Drawn: NAB
 Checked: MSS
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L2.2